

IN RE: DEV. PLAN HEARING & PETITION \* BEFORE THE HEARING OFFICER/  
 FOR SPECIAL HEARING  
 NW cor. Hanover & Glen Falls Rds \* ZONING COMMISSIONER  
 13914 Hanover Road  
 4th Election District \* OF BALTIMORE COUNTY  
 3rd Councilmanic District  
 Legal owner: Est. of Addie B. \* Case No. IV-486 & 96-265-SPH  
 Wooden, c/o Gilbert Benson, Jr.  
 Contract Purchaser: Glenn \*  
 Elseroad, Applicant/Petitioner  
 \* \* \* \* \*

HEARING OFFICER'S OPINION & DEVELOPMENT PLAN AND VARIANCE ORDER

This matter comes before the Zoning Commissioner/Hearing Officer as a combined hearing, pursuant to the authority in Section 26-206.1 of the Baltimore County Code. The matter is presented for review of the development plan (Developer's Exhibit No. 1) prepared by McKee and Associates, Inc., engineers/surveyors and real estate development consultants, for the proposed development of the Wooden property, Section 1. The development plan provides for subdivision of the subject property so as to result in four single family dwelling lots, with a retained unimproved area designated as Parcel A.

As to the zoning relief sought, a Petition for Special Hearing is filed seeking approval of; (1) the relocation of four permitted dwelling units within the R.C.2 portion of three contiguous lots of record and to reconfigure the existing lot line; and (2) a nondensity transfer of R.C.4 land within an existing lot of record. The requested zoning relief is more particularly shown on Developer's Exhibit No. 2, a three page schematic which depicts the existing and ultimate lot alignment.

Appearing at the requisite public hearing on behalf of the Developer were Jim Grammar and Cynthia Bowden, both with McKee and Associates. Also present were Ruth and Glenn Elseroad, Contract Purchasers of the property. Presently, the site is owned by Gilbert Benson and Paul F. Wooden, co-Personal Representatives of the Estate of Addie B. Wooden. Also

ORDL  
 Date 3/6/96  
 By M. Horak

RECORDED

present was George Neubeck on behalf of the Hanover Road Association and Robert S. Vandervort who resides in the vicinity. There were no Protestants present. The Developer/Petitioner was represented by Keith Truffer, Esquire. Also present were representatives of the various Baltimore County agencies who evaluated the project. These included Joseph Maranto, the Project Manager, Kate Milton from the Office of Permits and Development Management (PDM), Robert W. Bowling from Development Plans Review, Department of Public Works (DPW), Ervin McDaniel from the Office of Planning (OP), Stephany Wright from Land Acquisition, Bob Small from State Highway Administration and R. Bruce Seeley from the Department of Permits and Development Management (DEPRM).

As to the history of the project, a Concept Plan Conference was held on October 23 1995 and the concept plan was submitted at that time. Thereafter a Community Input Meeting was held on November 15, 1995 at the Boring Volunteer Fire Hall. The Development Plan was submitted and a conference was held thereon on February 7, 1996, in the County Office Building. The Hearing Officer's hearing was scheduled and conducted in its entirety on February 23, 1996 at 9:00 A.M. in Room 106, County office Building in Towson.

The consideration of the development plan at the Hearing Officer's hearing is regulated by the provisions of Section 26-206 of the Baltimore County Code. That section requires the Hearing Officer to initially make inquiry to determine what, if any, issues are outstanding and unresolved. These outstanding issues may be identified by the Developer, County representatives or any interested neighbor. In this regard, Mr. Truffer, on behalf of the Developer, indicated that nearly all of the development plan comments had been incorporated in the red lined plan and that the issues outstanding were minor in nature. The sole issues identified by him,

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Date 3/8/96  
By M. Hersh

which required resolution, were that notes 14 and 15 of the plan needed to be amended by adding the word "easement" after the words "forest buffer". That is, Mr. Truffer indicated that those notes needed amendment to properly reflect that they pertain to the forest buffer easement area. Mr. Truffer indicated that the plan would be so amended, thereby resolving that issue. The second issue relates to language which need be added to the plan regulating future development on Parcel A. Specifically, DEPRM wishes that a note be added on the plan stating that development of "Parcel A is subject to Section 26-277(c), (Prime and Productive Soils Regulations) and must be approved by DEPRM on the basis that it will not reduce the agricultural capability of the tract." The addition of such language on the plan, by notation, is also acceptable to the Developer.

Other than these two minor issues, Mr. Truffer proffered that the plan was in compliance with all development rules, policies and regulations of Baltimore County and should, therefore, be approved. The County representatives corroborated this proffer. As noted above, there were no Protestants present.

In view of this uncontradicted testimony and the Developer's agreement to amend the plan, as described above, this development plan should and must be approved. Clearly, the plan satisfies all County regulations, policies and rules relating to the development and is proper. Thus, with these amendments, the plan shall be approved.

Turning to the zoning case, the Petitioner requests special hearing relief so as to permit subdivision of the tract and development of the parcel as shown on the site plan. In this regard, Mr. Grammar presented Developer's Exhibit No. 2, which depicts existing conditions and proposed conditions should the relief be granted. That exhibit shows that the property is presently comprised of three individual lots of record. These

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lots of record were duly recorded among the Land Records of Baltimore County prior to November 25, 1979. That date is significant in that same represents the date on which the R.C. zoning classification was added to the BCZR. That date is dispositive in determining rights of subdivision of rural parcels, including this tract. On the relevant date, the total tract under consideration was comprised of approximately 75 acres. As show on the plan, parcel 125, a small lot adjacent to the intersection of Glen Falls Road and Hanover Road, is shown as approximately 1.25 acres in area, zoned R.C.2. Parcel 97, immediately abutting Glen Falls Road to the north is approximately 22 acres, also zoned R.C.2. The largest parcel is identified as Parcel 96. This parcel is split zoned, R.C.2 to the south and R.C.4 to the north. The R.C.2 portion of parcel No. 96 adjoins parcel 125 and parcel 97. The R.C.2 portion of parcel 96 is approximately 52 acres in area. Under the applicable regulations relating to rights of subdivision, the total R.C.2 lands encompassed within parcels 125, 97 and 96 would yield 5 dwelling units. Specifically, parcel 125 could support one dwelling unit and parcels 96 and 97 could support two dwelling units each. Thus, the overall tract, as identified on the plan, could be subdivided to create five dwelling units. Presently, the parcel is improved with one dwelling unit and a second unit identified as a tenant house. As shown on the "proposed conditions" page of Developer's Exhibit No. 2, parcel 125 will be reconfigured and enlarged. Acreage will be added to the 1.25 acre unimproved lot which was parcel 125 so as to result in a new parcel of approximately 20 acres. Moreover, this reconfigured parcel No. 125 will contain the existing dwelling as well as the tenant house. The new parcel No. 125 will be used as a farm. Moreover, 3 new lots will be added, shown as lots 1, 2 and 3. These lots are to the west of reconfigured parcel 125. The remainder of the R.C.2 portion of the property,

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3/8/96  
M. H. H. H.

By

encompassing approximately 47 acres, will remain in crop. It is this lot for which language will be added to the development plan recognizing DEPRM's authority to monitor future development to ensure that same is sensitive to the agricultural use of the site and the prime and productive soils contained thereon.

In considering this realignment and reconfiguration of lots, it is clear that same has been done with an eye towards preserving the prime and productive soils of the site, while recognizing the rights of subdivision available to the property owner. It is clear that a grant of the special hearing and approval of the plan as proposed is appropriate and will not be detrimental to the health, safety or general welfare of the locale. The proposal appears consistent with the purposes of the property's zoning classification (R.C.2) and the relevant provisions of the BCZR. For these reasons, the Petition for Special Hearing, in this regard, will be granted.

The second aspect of the Petition for Special Hearing relates to a small strip of land on the north side of parcel 96. The relief requested, in this respect, is shown on Developer's Exhibit No. 3. In essence, the Petitioner proposes a nondensity transfer of a 1.25 acre parcel. This configuration is proposed so that new lot lines, when reconfigured, will mirror site conditions. Specifically, it is indicated that a fence stretches across the property at this point, near a stream and wetlands area. The Petitioner proposed coupling this small R.C.4 tract south of the fence line with the R.C.4 portion of parcel A. It is apparent that a grant of this request will harmonize with the new lot reconfiguration and site conditions. This relief should, therefore, be approved.

A final comment is also in order relating to the tenant house. At the public hearing, Ms. Milton from PDM observed that a tenant house exists on what will be the reconfigured parcel 125. If considered an

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By

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independent dwelling, this structure would count towards the overall property's rights of subdivision (known as density units in the D.R. zone). Consideration of the tenant house as an independent dwelling unit would mean that parcel A could not in the future be developed in that the maximum dwellings permitted would be existing. However, the structure would not so count against the overall density available if same is considered a tenant house. A tenant house must be subordinate to the primary dwelling unit and utilized in connection with agricultural operations on the site. In this regard, it was testified to that proposed parcel 125 will be used for agricultural purposes (the raising of calves and livestock) and that the tenant house will be utilized to support that use. At the public hearing, counsel for the Petitioner/Developer indicated that confirmation of the tenant house designation would be submitted from the Agricultural Board of Baltimore County. Indeed, such confirmation was submitted and has been incorporated into the record of this case. That recommendation is incorporated herein, including a restriction limiting the number of livestock on the property. Thus, the structure on reconfigured parcel No. 125 shall be designated as a tenant house and the relief requested within the Petition for Special Hearing, as shown on the site plan, will be granted.

Pursuant to the development regulations of Baltimore County, as contained within Subtitle 26 of the Baltimore County Code, the advertising of the property and the public hearing thereon, I will approve the development plan consistent with the comments set forth above and shall so order.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 8<sup>th</sup> day of March 1996, that the development plan submitted in the within case as Developer/Petitioner's Exhibit No. 1, be and is hereby

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Date

By

3/8/96  
J. J. Horak

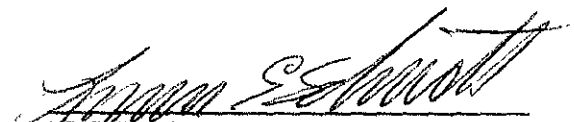
APPROVED in accordance with the terms and conditions as set forth herein;  
and,

IT IS FURTHER ORDERED that, pursuant to the Petition for Special Hearing, approval for the relocation of 4 permitted dwelling units within the R.C.2 portion of three contiguous lots of record and to reconfigure the existing lot line, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that, pursuant to the Petition for Special Hearing, approval for a nondensity transfer of R.C.4 land within an existing lot of record, be and is hereby GRANTED, subject, however, to compliance with the memorandum from the Baltimore County Agricultural Land Preservation Advisory Board, limiting the number of livestock on parcel 125 in accordance with Section 100.6 of the BCZR; and,

IT IS FURTHER ORDERED that the Developer shall prepare and submit to Permits and Development Management (PDM), within 10 days from the date of this Order, a development plan which reflects and incorporates the terms, conditions, and restrictions, if any, of this opinion and Order and/or the development plan comments.

Any appeal from this decision must be taken in accordance with Section 26-209 of the Baltimore County Code and the applicable provisions of law.

  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING  
Date 3/8/96  
By Mr. Howard



# Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 13914 Hanover Road

96-265-SFH

which is presently zoned RC-2/RC-4

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

1. The relocation of four permitted dwelling units within the RC-2 portion of three contiguous lots of record, and to reconfigure the existing lot lines.
2. A non-density transfer of RC-4 land within an existing lot of record.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition; and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee.

Glenn Elseroad

(Type or Print Name)

*Glenn Elseroad*

Signature

5423 Mt. Gilead Road

Address

Reisterstown, MD 21136

City State Zipcode

Attorney for Petitioner:

Eugene W. Cunningham, Jr.

(Type or Print Name)

*Eugene W. Cunningham, Jr.*

Signature

Royston, Mueller, McLean & Reid

102 West Pennsylvania Avenue 823-1800

Address

Phone No.

Towson, MD 21204

City State Zipcode

Legal Owner(s):

Co-Personal Representative of

(A) Gilbert Benson, Jr., Estate of Addie B. Wooden

(Type or Print Name)

*Gilbert Benson, Jr.*

Signature

Co-Personal Representative of

(B) Paul F. Wooden Estate of Addie B. Wooden

(Type or Print Name)

*Paul F. Wooden*

Signature

(B) 4716 Butler Rd., Glyndon, MD 21071

833-3155

(A) 1312 Milldam Road 825-9435

Address

Phone No.

Towson, MD 21286

City State Zipcode

Name, Address and phone number of representative to be contacted.

McKee & Associates, Inc. 527-1555

Name

5 Shawan Road, Hunt Valley, MD 21030

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates \_\_\_\_\_ Next Two Months

ALL \_\_\_\_\_ OTHER \_\_\_\_\_

REVIEWED BY: \_\_\_\_\_ DATE \_\_\_\_\_



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**MCKEE & ASSOCIATES, INC.**  
*Engineering - Surveying - Real Estate Development*

257 EAST MAIN STREET

WESTMINSTER, MARYLAND 21157

Telephone: (410) 848 - 6468

(410) 840 - 8428

Facsimile: (410) 840 - 8429

**DESCRIPTION of SECTION ONE**  
**WOODEN PROPERTY**  
**for**  
**SPECIAL HEARING**  
November 15, 1995

Beginning for the same on the south edge of paving of Glen Falls Road, approximately 170 feet west of the centerline of Maryland Route 30, thence running with Glen Falls Road, as now surveyed and referring all bearings of this description to the meridian as established by the Baltimore County Metropolitan District, the three following courses, viz:

1) South 79 degrees 32 minutes 17 seconds West 1158.73 feet,

2) North 11 degrees 23 minutes 12 seconds West 23.20 feet,

3) South 73 degrees 09 minutes 48 seconds West 347.12 feet, thence leaving the road and running along the limit of the proposed Section One, Wooden Property, the three following courses, viz:

4) North 58 degrees 59 minutes 55 seconds West 564.49 feet,

5) North 48 degrees 37 minutes 23 seconds West 575.04 feet,

6) North 36 degrees 53 minutes 14 seconds West 757.14 feet and to intersect the zoning division line separating the RC-2 zone and RC-4 zone, thence running with and binding along said zoning division line, and also running with and binding on the limit of the proposed Section One, Wooden Property, the nine following courses, viz:

7) North 71 degrees 50 minutes 50 seconds East 570.72 feet,

8) South 64 degrees 17 minutes 24 seconds East 149.83 feet,

9) North 75 degrees 31 minutes 47 seconds East 160.08 feet,

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261

Section One, Wooden Property  
Description for Special Hearing  
Page 2

- 10) North 49 degrees 05 minutes 08 seconds East 99.25 feet,
- 11) North 72 degrees 01 minutes 51 seconds East 388.97 feet,
- 12) South 86 degrees 16 minutes 07 seconds East 230.49 feet,
- 13) North 64 degrees 39 minutes 14 seconds East 105.12 feet,
- 14) North 83 degrees 39 minutes 35 seconds East 181.11 feet,
- 15) South 28 degrees 10 minutes 43 seconds East 69.47 feet,  
thence leaving the zoning division line and continuing to run  
with and bind on the limit of the proposed Section One, Wooden  
Property, the four following courses, viz:
- 16) South 82 degrees 35 minutes 18 seconds East 335.61 feet,
- 17) South 78 degrees 16 minutes 54 seconds East 335.46 feet,
- 18) South 44 degrees 10 minutes 36 seconds East 38.71 feet,
- 19) South 47 degrees 28 minutes 36 seconds East 595.49 feet to  
the centerline of Maryland Route 30, thence running with and  
binding on said centerline,
- 20) South 05 degrees 01 minutes 21 seconds East 370.81 feet,  
thence leaving the centerline and crossing to the east right-of-  
way line of Maryland Route 30,
- 21) South 80 degrees 49 minutes 51 seconds East 34.04 feet,  
thence running with and binding on the east right-of-way line the  
two following courses, viz;
- 22) South 05 degrees 01 minutes 21 seconds East 194.23 feet, and  
thence
- 23) by a radial curve to the left in a southeasterly direction  
with the radius of 2772.85 feet for the distance of 89.75 feet,  
the arc of which is subtended by a chord bearing South 05 degrees  
57 minutes 39 seconds East 89.74 feet, thence crossing the road  
and running with and binding on the limit of the proposed Section  
One, Wooden Property, the two following courses, viz:
- 24) South 87 degrees 15 minutes 54 seconds West 33.96 feet, and  
thence
- 25) North 03 degrees 59 minutes 06 seconds West 25.20 feet,  
thence leaving the road and running with and binding on the limit  
of the proposed Section One, Wooden Property, the six following  
courses, viz:

Section One, Wooden Property  
Description for Special Hearing  
Page 3

- 26) South 87 degrees 15 minutes 54 seconds West 171.50 feet,
- 27) North 08 degrees 01 minutes 06 seconds West 37.74 feet,
- 28) South 79 degrees 01 minutes 54 seconds West 284.15 feet,
- 29) South 08 degrees 01 minutes 05 seconds East 151.23 feet,
- 30) North 79 degrees 29 minutes 55 seconds East 284.04 feet,
- 31) South 08 degrees 01 minutes 05 seconds East 16.39 feet to the beginning.

Excluding from the above described parcel the following area:

Beginning for the same on the north side of Glen Falls Road, at a point South 82 degrees 53 minutes 37 seconds West 499.53 feet from the beginning point of the above described parcel, thence running with the road

1) South 79 degrees 29 minutes 14 seconds West 200.00 feet, thence leaving the road and running the three following courses, viz:

- 2) North 10 degrees 30 minutes 46 seconds West 199.82 feet,
- 3) North 79 degrees 29 minutes 14 seconds East 200.00 feet,
- 4) South 10 degrees 30 minutes 46 seconds East 199.82 feet.

Containing 74.485 acres of land, more or less.



*Arthur B. Bowden*  
11-15-75

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
**Towson, Maryland**

District: \_\_\_\_\_ Date of Posting: 1/23/96  
Posted for: DEVELOPMENT HEARING & SPECIAL HEARING  
Petitioner: WOODEN PROPERTY  
Location of property: NW COR GLEN FALLS ROAD AT  
HANOVER ROAD (MD RTE 30)  
Location of Sign: FRONT OF PROPERTY FACING GLEN  
FALLS ROAD  
Remarks: \_\_\_\_\_  
Posted by: [Signature] Date of return: \_\_\_\_\_  
Number of Signs: 2 MICROFILMED

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 010078

DATE: 5 JAN 96 ACCOUNT: R-001-6150

Item #261

AMOUNT \$ 185.00 AA

RECEIVED  
FROM:

McKEE & Assoc, Inc

FOR:

(3) SPH + sign Wooden Property

DISTRIBUTION  
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

TO: PUTUXENT PUBLISHING COMPANY  
February 1, 1996 Issue - Jeffersonian

Please forward billing to:

McKee & Associates, Inc.  
5 Shawan Road  
Hunt Valley, MD 21030  
527-1555

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NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in  
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-265-SPH (Item 261)  
13914 Hanover Road  
NWC Hanover Road and Glen Falls Road  
4th Election District - 4th Councilmanic  
Legal Owner: Estate of Addie Wooden and Paul F. Wooden  
Contract Purchaser: Glenn Elseroad

Special Hearing to approve the relocation of four permitted dwelling units and to reconfigure the existing lot lines; and to approve a non-density transfer of R.C.-4 land within an existing lot of record.

HEARING: FRIDAY, FEBRUARY 23, 1996 at 9:00 a.m. in Room 106, County Office Building.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County  
Department of Permits and  
Development Management

Permits and Licenses  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
(410) 887-3900  
Fax: (410) 887-2824

January 23, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in  
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

DEVELOPMENT PLAN HEARING

Project Number: IV-486  
Project Name: Wooden Property - Section 1  
Location: NWC Hanover and Glen Falls Road  
Developer: Glenn Elseroad  
Proposal: 4 single family dwellings and farm tract.

and

CASE NUMBER: 96-265-SPH (Item 261)  
13914 Hanover Road  
NWC Hanover Road and Glen Falls Road  
4th Election District - 4th Councilmanic  
Legal Owner: Estate of Addie Wooden and Paul F. Wooden  
Contract Purchaser: Glenn Elseroad

Special Hearing to approve the relocation of four permitted dwelling units and to reconfigure the existing lot lines; and to approve a non-density transfer of R.C.-4 land within an existing lot of record.

HEARING: FRIDAY, FEBRUARY 23, 1996 at 9:00 a.m. in Room 106, County Office Building.

Arnold Jablon  
Director

cc: Gilbert Benson, Jr.  
Paul F. Wooden  
McKee & Associates  
Glenn Elseroad  
Eugene W. Cunningham, Jr., Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

February 16, 1996

Eugene W. Cunningham, Jr., Esquire  
Royston, Mueller, McLean & Reid  
102 West Pennsylvania Avenue  
Towson, MD 21204

RE: Item No.: 261  
Case No.: 96-265-SPH  
Petitioner: Paul F. Wooden  
Estate of Addie Wooden

Dear Mr. Cunningham:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on January 5, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

*W. Carl Richards, Jr.*  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)



BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director  
Zoning Administration and  
Development Management  
February 5, 1996

FROM: J. Lawrence Pilson *JLP*  
Development Coordinator, DEPRM

SUBJECT: Zoning Item #261 - Wooden Property  
13914 Hanover Road  
Zoning Advisory Committee Meeting of January 16, 1996

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Environmental Impact Review

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

Development of this property must comply with the Forest Conservation Regulations Sections 14-401 through 14-422 of the Baltimore County Code).

Agricultural Preservation Program

Proposed request provides for clustering three of the five RC-2 density units on small residential lots and creating two farm parcels. Although the transfer of density from parcel 125 raises concern, the alternative to this proposal could be to divide the property into four large estate lots with limited agricultural value.

Recommendation is to support the request with the condition that the location of the future house on the 48 acre farm parcel A be subject to Section 26-277c. "prime and productive soils regulations" and must be approved by DEPRM on the basis that it not reduce the agricultural capability of the ground.

JLP:MK:WL:sp

WOODEN2/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND  
I N T E R O F F I C E   C O R R E S P O N D E N C E

TO: Arnold Jablon, Director      DATE: Jan. 26, 1996  
Zoning Administration and Development Management

FROM: *pub* Robert W. Bowling, P.E., Chief  
Development Plans Review Division

RE: Zoning Advisory Committee Meeting  
for January 22, 1996  
Item No. 261

The Development Plans Review Division has reviewed the subject zoning item. If the site plan is approved at the Special Hearing, the proposed lots 1, 2 and 3 require panhandle in-fee strips of a minimum 10-foot width to the public road. A 16-foot wide paved driveway will be built in accordance with the Department of Public Works Standards.

RWB:sw

RECEIVED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM

DATE: January 25, 1996

FROM: Arnold F. 'Pat' Keller, III, Director, PO

SUBJECT: Wooden Property, Section One

INFORMATION:

Item Number: 261

Petitioner: Glenn Elseroad, Contract Purchaser

Property Size: \_\_\_\_\_

Zoning: RC-2 & RC-4

Requested Action: Special Hearing

Hearing Date:     /    /    

SUMMARY OF RECOMMENDATIONS:

This office will provide combined development plan and zoning comments at the appropriate time.

Prepared by: Jeffrey W. Long

Division Chief: Carol Kerns

PK/JL

Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410) 887-4880

DATE: 01/17/96

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF JAN. 16, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 253, 254, 255, 256, 257,  
258, 259, 260, 261, 263 AND 264.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



**Maryland Department of Transportation**  
**State Highway Administration**

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

1-16-86

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 261 (CAM)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*

*for* Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

## BALTIMORE COUNTY, MARYLAND

SUBJECT: CONCEPT PLAN COMMENTS  
FROM: PDM - ZONING REVIEW

CPC DATE: 10/23/95  
11:00 a.m., Room 123

---

PROJECT NAME: **Wooden Property  
Section 1**

PLAN DATE: 10/2/95

LOCATION: NWC Hanover and  
Glen Falls Roads

REV.:

DISTRICT: 4c3

PROPOSAL: 4 lots & 1 tract

REVISED PLAN KEY:

(X) COMPLIANCE WITH COMMENT CHECKED

(O) NON-COMPLIANCE IS CIRCLED

(BA) BE ADVISED (NOT NECESSARY FOR CONCEPT  
PLAN APPROVAL, BUT MUST BE ADDRESSED  
PRIOR TO FINAL ZONING APPROVAL)

ADDITIONAL COMMENTS ADDED LAST BY PLAN DATE

---

Prior to this office being able to review this plan for compliance with the zoning regulations, the following must be addressed on the development plan:

1. Proposed Lot 4 has two dwellings - it is necessary to re-establish the need for a tenant farmer.
2. What is the proposed use/ownership of Parcel "A".
3. Clearly identify the special hearing requests and key them to the map.
4. As part of Section 2 was originally part of Parcel 96, it is necessary to provide overall density calculations on the development plan/FDP. (Separate by zone, parcel, and section.)
5. If any new lot lines are proposed in Section 2 within 300 feet of the Section 1 line, a provisory section will be required for FDP approval.
6. Clearly distinguish the difference between property lines and other easement, buffer, or conservation areas.

---

CATHERINE A. MILTON  
Planner I

BALTIMORE COUNTY, MARYLAND

SUBJECT: DEVELOPMENT PLAN COMMENTS  
FROM: PDM - ZONING REVIEW

DPC DATE: 2/7/96  
9:00 a.m., Room 123

PROJECT NAME: **Wooden Property  
Section 1**

PLAN DATE: 12/12/95

LOCATION: NWC Hanover and  
Glen Falls Roads

REV.:

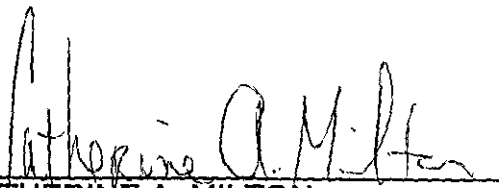
DISTRICT: 4c3

PROPOSAL: 4 lots & 1 tract

REVISED PLAN KEY:  
(X) COMPLIANCE WITH COMMENT CHECKED  
(O) NON-COMPLIANCE IS CIRCLED  
(BA) BE ADVISED (NOT NECESSARY FOR CONCEPT  
PLAN APPROVAL, BUT MUST BE ADDRESSED  
PRIOR TO FINAL ZONING APPROVAL)  
ADDITIONAL COMMENTS ADDED LAST BY PLAN DATE

Prior to this office being able to review this plan for compliance with the zoning regulations and recommend approval, the following must be addressed on the development plan:

1. Proposed Lot 4 has two dwellings - it is necessary to re-establish the need for a tenant farmer. Has this been done?
2. What is the proposed use/ownership of Parcel "A".
3. Clearly identify the special hearing requests and key them to the map.
4. If any new lot lines are proposed in Section 2 within 300 feet of the Section 1 line, a provisory section will be required for FDP approval.

  
CATHERINE A. MILTON  
Planner I

CAM:scj

c: #96-265-SPH

MICROFILMED

**BALTIMORE COUNTY, MARYLAND**  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE  
887-2904 Fax 887-4804

To: Arnold Jablon, Director  
Department of Permits and Development  
Management

Date: March 8, 1996

From: Baltimore County Agricultural Land Preservation  
Advisory Board

Subject: Request by Glenn Elseroad for approval of a tenant use on Lot 4 of  
Wooden Property, Section 1, Hanover Pike.

The Agricultural Land Preservation Advisory Board has reviewed the request for a tenant use on Lot 4 of the Wooden Property Section 1 Development Plan. Below is a recommendation to the Department of Permits and Development Management. That Department makes the final decision.

The Board has reviewed the proposed farm operation and has concerns regarding the scale of the operation and the potential impact on the neighboring residential properties. The Board recommends approval if there is an agreement that the property owner agrees to be bound to a deed restriction limiting the number of livestock. The Board recommends the limitations be those as provided for in Sec. 100.6 of the BCZR which establishes animal stocking rates.

The Board recommends to the Department of Permits and Development Management approval with the above condition and notice that the use of this dwelling is for a tenant farmer for a bonafide agricultural use of the property.

  
Baltimore County Agricultural Land  
Preservation Advisory Board

cc. Lawrence Schmidt  
Mark Daneker



*State of Maryland*  
**LETTERS OF ADMINISTRATION**

Estate No. 85078

I certify that administration of the Estate of

ADDIE B. WOODEN

was granted on the 19th day of SEPTEMBER, 19 95,

to PAUL F. WOODEN and GILBERT B. BENSON, JR.

as personal representative and the appointment is in effect

this 12th day of DECEMBER, 19 95.

☒ Will probated SEPTEMBER 19, 1995  
(date)

☐ Intestate estate.

Peter J. Basilone  
Register of Wills m.h.

BALTIMORE COUNTY

# GENERAL INFORMATION

NUMBER: 04-486

NAME: WOODEN PROPERTY - SECTION 1

MANAGER: JOSEPH MARANTO

Section District: 4

ADDRESS: NW CORNER OF HANOVER & GLEN FALLS RDS.

NO. Units/Lots or Sq ft: 4 SINGLE FAMILY DWELLINGS & FARM TRACT

Council District: 3

Tax Number: 04-23-075300, 04-18-010275

Zoning: RC-2, RC-4

Acres: 78.2

Developer: GLEN ELSE ROAD

Dev Engineer: MCKEE & ASSOCIATES, INC.

Developer Address: 5423 MT. GILEAD ROAD REISTERSTOWN, MD 21136

Dev Eng Address: 267 EAST MAIN ST. WESTMINSTER, MD 21157

Developer Telephone:

Dev Eng Telephone: 848-6468

## CONCEPT PLAN STAGE

forestry plans:

#Name?

CBCA Findings Plan:

No

Concept Plan CK PRT rec'd: 10/3/95

Concept Plan Fee: \$500.00

SUBMIT CP: 10/10/95

CPC Time: 11:00:00 AM

Concept Plan return to engineer: 10/6/95

Concept Plan fee date rec'd: 10/10/95

CP CONC: 10/23/95

## CIM PHASE

CIM 1:

CIM 2:

STATUS: RFD

TAX DELINQUENT: No

ALSO USING TAX ACCT. NO. 04-23-075351; 10/10/95-FOREST CONS. WORKSHEET TO DEPRM

Find Record

Add Record

Save Record

Print Record

*Handwritten signature*

NO. 04-486-11-00:00 AM

**DEVELOPMENT PLAN SUBMITTAL**

**TODAY'S DATE: JANUARY 19, 1996**

**PROJECT NAME: WOODEN PROPERTY SECTION 1**

**PROJECT MANAGER'S NAME: JOSEPH MARANTO**

**GIVE PROJECT MANAGER THE FOLLOWING:**

- 1. THE ENTIRE FILE FOLDER**
- 2. ONE COPY OF THE DEVELOPMENT PLAN**
- 3. HOH REQUEST FORM**

**IN RETURN, THE PROJECT MANAGER WILL FILL OUT THE  
HOH REQUEST FORM AND GIVE TO GWEN STEPHENS  
(ZONING) ROOM 109 FOR A HEARING OFFICER'S HEARING  
DATE.**

DEVPLSUB.DOC/CAB  
11/16/95

11/16/95



TO: **McKEE & ASSOCIATES, INC.**

DATE: January 17, 1996

FROM: **BALTIMORE COUNTY OFFICE OF  
ZONING ADMINISTRATION AND  
DEVELOPMENT MANAGEMENT**

SUBJECT: **DEVELOPMENT PLAN CHECKPRINT**

PROJECT: **WOODEN PROPERTY - SECTION 1**

The check print for the above-mentioned project has been reviewed for conformance with general filing requirements and may be further processed in accordance with the following:

Submit the following marked items to Room 123 of the County Office Building,  
111 West Chesapeake Avenue, Towson, MD 21204:

- ☒ Certified or cashier's check in the amount of \$1,130.00 made payable to Baltimore County for development plan review
- ☒ 36 copies of the plan, signed and sealed, & folded to 8 1/2 X 11, for agency review (the red-line checkprint must also accompany the plans)\*
- ☒ 1 copy (each): Hydrogeologic study  
Environmental effects report
- ☒ 1 copy (each): Preliminary forest conservation plan per sec. 14-408 (B) (1). \*\*  
Forest conservation worksheet
- ☒ 1 copy: Development Plan Checklist - section 26-203 of Baltimore County Code, sealed and signed.

**\*\*Please be advised that incomplete development plan submittals and/or the lack of response to agency requirements as set forth during CONCEPT PLAN MEETING, may delay further processing of your project. Development plans that are not properly signed and sealed by a registered professional surveyor, engineer, architect, or landscape architect will not be accepted. Should you have any questions regarding this matter, please do not hesitate to call our office at 887-3335.**

jvm

☐zadmjoe\devchek.doc

rev. 10/13/95



Baltimore County  
Department of Permits and  
Development Management

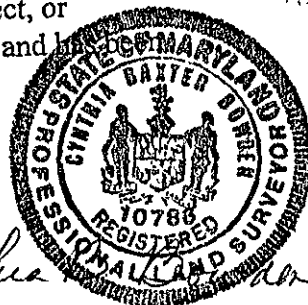
Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

## DEVELOPMENT PLAN CHECKLIST (See Section 26-203, Baltimore County Code)

The plan shall be filed within 12 months after the final Community Input Meeting is concluded. It shall be drawn to an appropriate scale in a clear and legible manner and shall be filed with the Department of Permits and Development Management.

1. The plan shall contain the following background information:

- ☒ Vicinity map showing site location and a note identifying election and councilmanic districts
- ☒ Census tract, watershed and subwatershed
- ☒ Subdivision name and applicant's name and address
- ☒ Name and address of person who prepared the plan
- ☒ Current zoning of the subject property and surrounding properties, including the location of any residential transition areas
- ☒ Ownership of the subject property and adjacent properties, including deed reference(s) and tax account number(s), as shown on the most recent tax maps as published by the Department of Assessments and Taxation, or on the basis of more current information if the same is available to the applicant
- ☒ Existing buildings and access points on property adjacent to the subject property
- ☒ Petitions for variances, special exceptions, special hearings, Chesapeake Bay Critical Area variations, or requests for waivers from county regulations or standards
- ☒ Limitations established by the courts, County Board of Appeals, Planning Board and/or Zoning Commissioner or restrictive covenants recorded with individuals or groups which would limit proposed development on the site
- ☒ The plan shall contain a certification under oath that there are no delinquent accounts for any other development with respect to any of the following: the applicant, a person with a financial interest in the proposed development, or a person who will perform contractual services on behalf of the proposed development
- ☒ The plan shall be signed and sealed by the surveyor, engineer, architect, or landscape architect as appropriate indicating that the plan is accurate and prepared in compliance with these regulations.



Cynthia Baxter  
12-15-95

2. The plan shall identify the following existing site conditions information:

- ☒ Existing topography, and existing topography for adjacent properties as shown on Baltimore County photogrammetric plats or more recent information where available
- ☒ Existing streams, bodies of water and springs
- ☒ Soil types in accordance with the Soil Survey, Baltimore County, Maryland, including identification of prime and productive soils
- ☒ Existing wooded areas
- ☒ Existing buildings on the property
- ☒ One hundred-year floodplains or flood areas for both riverine and tidal areas
- ☒ Wetlands
- ☒ Identification of any building, property or site within or contiguous to the proposed development included on the Maryland Historical Trust Inventory of Historic Properties, the Baltimore County Preliminary or Final Landmarks List, the National Register of Historic Places, the Maryland Archaeological Survey, or identification of any Baltimore County Historic District, or National Register District covering the proposed development
- ☒ Designated areas of critical state concern identified as such under the procedures of Section 5-611 of the State Finance and Procurement Article of the Annotated Code of Maryland, as from time to time amended, and as mapped and available for inspection in the Office of Planning
- ☒ As known to the applicant, location and description of hazardous material as defined by Section 7-101 of the Environmental Article of the Annotated Code of Maryland, as from time to time amended.

3. The plan shall contain the following development proposal information:

- ☒ Proposed lot or building layout with parking and loading area
- ☒ Proposed street layout with existing and future paving and right-of-way widths indicated included pedestrian walkways
- ☒ Location of existing and proposed easements or rights-of-way, public and private
- ☒ Existing and proposed county, state and private streets, along with estimated proposed average daily trips attributable to the development in the plan
- ☒ Transit services when appropriate as per the Maryland Mass Transit Administration's Access by Design publication
- ☒ Proposed and existing water and sewer lines
- ☒ Proposed and existing well and septic areas
- ☒ Proposed and existing utility systems and fire hydrants
- ☒ General schematic proposals for grading and retaining walls, including the anticipated alteration or removal of vegetation or other natural features or a designated limit of disturbance line
- ☒ Storm water management areas supported by preliminary hydrology computations, and proposed and existing storm drainage systems and verification of suitable outfall

- \_\_\_\_\_ A hydrogeological study and an environmental effects report if required by the Department of Environmental Protection and Resource Management
- \_\_\_\_\_ For developments with lots to be served by individual water supplies, evidence of compliance with Article II of Title 35 of the Baltimore County Code (BCC)
- N/A Proposed location and use of open space and acreage in accordance with the open space manual
- N/A A chart indicating required and proposed area of open space and parking spaces and indicating the number of units permitted and proposed

N/A In the case of a plan involving a use in a residential transition area, the following:

- \_\_\_\_\_ The residential transition area and existing and proposed uses therein
- \_\_\_\_\_ The proposed buildings
- \_\_\_\_\_ Proposed building setbacks and the distance between principal buildings
- \_\_\_\_\_ Existing and proposed vegetation and buffer areas
- \_\_\_\_\_ Existing and proposed lighting

N/A When required by the Baltimore County Zoning Regulations (BCZR), the plan shall indicate the expected levels of potential emanations, including but not limited to smoke, noise, dust, odors, vibrations, glare, and heat, and the means to continuously control such emanations

N/A A schematic landscape plan showing existing vegetation and proposed planting, including street trees (location and quantity) shall be submitted for all development (except in RC-2 and RC-4 zones)

N The plan may show the location of a precise building envelope in lieu of the precise location of a building; may show precise maximums and minimums in lieu of fixed values; may set forth reasonable lists of precisely described possible uses of a given space, in lieu of specifying a single use; and may otherwise reasonably allow for flexibility or alternatives, provided that appropriate precise limits are set forth

N/A All additional information contained on the critical area findings plan as specified in Section 26-442(b), BCC

When required by the BCZR or the Comprehensive Manual of Development Policies, the Director of Planning may require the following additional items:

- N/A Layout of the site as it relates to the surrounding roads, and public transit systems, buildings, open space, and environmental features
- N/A Architectural features such as scale, height, bulk, and general massing of buildings, major facade divisions, size and placement of openings, roof treatment, stylistic features and themes and materials
- N/A Design and placement of signage, lighting and fencing
- N/A Safety, convenience and amenity features for the neighborhood, including public safety aspects of site design for retail commercial developments and hours of operation for nonresidential development adjacent to residential areas

IN RE: DEV. PLAN HEARING & PETITION \* BEFORE THE HEARING OFFICER/  
FOR SPECIAL HEARING \* ZONING COMMISSIONER  
NW cor. Hanover & Glen Falls Rds \* OF BALTIMORE COUNTY  
13914 Hanover Road  
4th Election District  
3rd Councilmanic District  
Legal owner: Est. of Addie B. \* Case No. IV-486 & 96-265-SPH  
Wooden, c/o Gilbert Benson, Jr.  
Contract Purchaser: Glenn \*  
Elseroad, Applicant/Petitioner \* \* \* \* \*

HEARING OFFICER'S OPINION & DEVELOPMENT PLAN AND VARIANCE ORDER

This matter comes before the Zoning Commissioner/Hearing Officer as a combined hearing, pursuant to the authority in Section 26-206.1 of the Baltimore County Code. The matter is presented for review of the development plan (Developer's Exhibit No. 1) prepared by McKee and Associates, Inc., engineers/surveyors and real estate development consultants, for the proposed development of the Wooden property, Section 1. The development plan provides for subdivision of the subject property so as to result in four single family dwelling lots, with a retained unimproved area designated as Parcel A.

As to the zoning relief sought, a Petition for Special Hearing is filed seeking approval of: (1) the relocation of four permitted dwelling units within the R.C.2 portion of three contiguous lots of record and to reconfigure the existing lot line; and (2) a nondensity transfer of R.C.4 land within an existing lot of record. The requested zoning relief is more particularly shown on Developer's Exhibit No. 2, a three page schematic which depicts the existing and ultimate lot alignment.

Appearing at the requisite public hearing on behalf of the Developer were Jim Grammar and Cynthia Bowden, both with McKee and Associates. Also present were Ruth and Glenn Elseroad, Contract Purchasers of the property. Presently, the site is owned by Gilbert Benson and Paul F. Wooden, co-Personal Representatives of the Estate of Addie B. Wooden. Also

present was George Neubeck on behalf of the Hanover Road Association and Robert S. Vandervort who resides in the vicinity. There were no Protestants present. The Developer/Petitioner was represented by Keith Truffer, Esquire. Also present were representatives of the various Baltimore County agencies who evaluated the project. These included Joseph Maranto, the Project Manager, Kate Milton from the Office of Permits and Development Management (PDM), Robert W. Bowling from Development Plans Review, Department of Public Works (DPW), Ervin McDaniel from the Office of Planning (OP), Stephany Wright from Land Acquisition, Bob Small from State Highway Administration and R. Bruce Seeley from the Department of Permits and Development Management (DEPRM).

As to the history of the project, a Concept Plan Conference was held on October 23 1995 and the concept plan was submitted at that time. Thereafter a Community Input Meeting was held on November 15, 1995 at the Boring Volunteer Fire Hall. The Development Plan was submitted and a conference was held thereon on February 7, 1996, in the County Office Building. The Hearing Officer's hearing was scheduled and conducted in its entirety on February 23, 1996 at 9:00 A.M. in Room 106, County office Building in Towson.

The consideration of the development plan at the Hearing Officer's hearing is regulated by the provisions of Section 26-206 of the Baltimore County Code. That section requires the Hearing Officer to initially make inquiry to determine what, if any, issues are outstanding and unresolved. These outstanding issues may be identified by the Developer, County representatives or any interested neighbor. In this regard, Mr. Truffer, on behalf of the Developer, indicated that nearly all of the development plan comments had been incorporated in the red lined plan and that the issues outstanding were minor in nature. The sole issues identified by him,

- 2 -

which required resolution, were that notes 14 and 15 of the plan needed to be amended by adding the word "easement" after the words "forest buffer". That is, Mr. Truffer indicated that those notes needed amendment to properly reflect that they pertain to the forest buffer easement area. Mr. Truffer indicated that the plan would be so amended, thereby resolving that issue. The second issue relates to language which need be added to the plan regulating future development on Parcel A. Specifically, DEPRM wishes that a note be added on the plan stating that development of "Parcel A is subject to Section 26-277(c), (Prime and Productive Soils Regulations) and must be approved by DEPRM on the basis that it will not reduce the agricultural capability of the tract." The addition of such language on the plan, by notation, is also acceptable to the Developer.

Other than these two minor issues, Mr. Truffer proffered that the plan was in compliance with all development rules, policies and regulations of Baltimore County and should, therefore, be approved. The County representatives corroborated this proffer. As noted above, there were no Protestants present.

In view of this uncontradicted testimony and the Developer's agreement to amend the plan, as described above, this development plan should and must be approved. Clearly, the plan satisfies all County regulations, policies and rules relating to the development and is proper. Thus, with these amendments, the plan shall be approved.

Turning to the zoning case, the Petitioner requests special hearing relief so as to permit subdivision of the tract and development of the parcel as shown on the site plan. In this regard, Mr. Grammar presented Developer's Exhibit No. 2, which depicts existing conditions and proposed conditions should the relief be granted. That exhibit shows that the property is presently comprised of three individual lots of record. These

- 3 -

lots of record were duly recorded among the Land Records of Baltimore County prior to November 25, 1979. That date is significant in that same represents the date on which the R.C. zoning classification was added to the BCZR. That date is dispositive in determining rights of subdivision of rural parcels, including this tract. On the relevant date, the total tract under consideration was comprised of approximately 75 acres. As shown on the plan, parcel 125, a small lot adjacent to the intersection of Glen Falls Road and Hanover Road, is shown as approximately 1.25 acres in area, zoned R.C.2. Parcel 97, immediately abutting Glen Falls Road to the north is approximately 22 acres, also zoned R.C.2. The largest parcel is identified as Parcel 96. This parcel is split zoned, R.C.2 to the south and R.C.4 to the north. The R.C.2 portion of parcel No. 96 adjoins parcel 125 and parcel 97. The R.C.2 portion of parcel 96 is approximately 52 acres in area. Under the applicable regulations relating to rights of subdivision, the total R.C.2 lands encompassed within parcels 125, 97 and 96 would yield 5 dwelling units. Specifically, parcel 125 could support one dwelling unit and parcels 96 and 97 could support two dwelling units each. Thus, the overall tract, as identified on the plan, could be subdivided to create five dwelling units. Presently, the parcel is improved with one dwelling unit and a second unit identified as a tenant house. As shown on the "proposed conditions" page of Developer's Exhibit No. 2, parcel 25 will be reconfigured and enlarged. Acreage will be added to the 1.25 acre unimproved lot which was parcel 125 so as to result in a new parcel of approximately 20 acres. Moreover, this reconfigured parcel No. 125 will contain the existing dwelling as well as the tenant house. The new parcel No. 125 will be used as a farm. Moreover, 3 new lots will be added, shown as lots 1, 2 and 3. These lots are to the west of reconfigured parcel 125. The remainder of the R.C.2 portion of the property,

- 4 -

encompassing approximately 47 acres, will remain in crop. It is this lot for which language will be added to the development plan recognizing DEPRM's authority to monitor future development to ensure that same is sensitive to the agricultural use of the site and the prime and productive soils contained thereon.

In considering this realignment and reconfiguration of lots, it is clear that same has been done with an eye towards preserving the prime and productive soils of the site, while recognizing the rights of subdivision available to the property owner. It is clear that a grant of the special hearing and approval of the plan as proposed is appropriate and will not be detrimental to the health, safety or general welfare of the locale. The proposal appears consistent with the purposes of the property's zoning classification (R.C.2) and the relevant provisions of the BCZR. For these reasons, the Petition for Special Hearing, in this regard, will be granted.

The second aspect of the Petition for Special Hearing relates to a small strip of land on the north side of parcel 96. The relief requested, in this respect, is shown on Developer's Exhibit No. 3. In essence, the Petitioner proposes a nondensity transfer of a 1.25 acre parcel. This configuration is proposed so that new lot lines, when reconfigured, will mirror site conditions. Specifically, it is indicated that a fence stretches across the property at this point, near a stream and wetlands area. The Petitioner proposed coupling this small R.C.4 tract south of the fence line with the R.C.4 portion of parcel A. It is apparent that a grant of this request will harmonize with the new lot reconfiguration and site conditions. This relief should, therefore, be approved.

A final comment is also in order relating to the tenant house. At the public hearing, Ms. Milton from PDM observed that a tenant house exists on what will be the reconfigured parcel 125. If considered an

- 5 -

independent dwelling, this structure would count towards the overall property's rights of subdivision (known as density units in the D.R. zone). Consideration of the tenant house as an independent dwelling unit would mean that parcel A could not in the future be developed in that the maximum dwellings permitted would be existing. However, the structure would not so count against the overall density available if same is considered a tenant house. A tenant house must be subordinate to the primary dwelling unit and utilized in connection with agricultural operations on the site. In this regard, it was testified to that proposed parcel 125 will be used for agricultural purposes (the raising of calves and livestock) and that the tenant house will be utilized to support that use. At the public hearing, counsel for the Petitioner/Developer indicated that confirmation of the tenant house designation would be submitted from the Agricultural Board of Baltimore County. Indeed, such confirmation was submitted and has been incorporated into the record of this case. That recommendation is incorporated herein, including a restriction limiting the number of livestock on the property. Thus, the structure on reconfigured parcel No. 125 shall be designated as a tenant house and the relief requested within the Petition for Special Hearing, as shown on the site plan, will be granted.

Pursuant to the development regulations of Baltimore County, as contained within Subtitle 26 of the Baltimore County Code, the advertising of the property and the public hearing thereon, I will approve the development plan consistent with the comments set forth above and shall so order.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 24th day of March 1996, that the development plan submitted in the within case as Developer/Petitioner's Exhibit No. 1, be and is hereby

- 6 -

APPROVED in accordance with the terms and conditions as set forth herein; and,

IT IS FURTHER ORDERED that, pursuant to the Petition for Special Hearing, approval for the relocation of 4 permitted dwelling units within the R.C.2 portion of three contiguous lots of record and to reconfigure the existing lot line, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that, pursuant to the Petition for Special Hearing, approval for a nondensity transfer of R.C.4 land within an existing lot of record, be and is hereby GRANTED, subject, however, to compliance with the memorandum from the Baltimore County Agricultural Land Preservation Advisory Board, limiting the number of livestock on parcel 125 in accordance with Section 100.6 of the BCZR; and,

IT IS FURTHER ORDERED that the Developer shall prepare and submit to Permits and Development Management (PDM), within 10 days from the date of this Order, a development plan which reflects and incorporates the terms, conditions, and restrictions, if any, of this opinion and Order and/or the development plan comments.

Any appeal from this decision must be taken in accordance with Section 26-209 of the Baltimore County Code and the applicable provisions of law.

LES:mmn

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County



**Petition for Special Hearing**  
to the Zoning Commissioner of Baltimore County

for the property located at 13914 Hanover Road  
which is presently zoned RC-2/RC-4

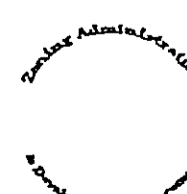
96-265-SPH

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 5007 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

1. The relocation of four permitted dwelling units within the RC-2 portion of three contiguous lots of record, and to reconfigure the existing lot lines.
2. A non-density transfer of RC-4 land within an existing lot of record.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition; and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee: Glenn Elseroad Type of Petition: Signature: <i>Glenn Elseroad</i> Address: 5423 Mt. Gilead Road, Reisterstown, MD 21136 City: _____ State: _____ Zipcode: _____	Legal Owner(s): Co-Personal Representative of (A) Gilbert Benson, Jr., Estate of Addie B. Wooden Signature: <i>Gilbert Benson, Jr.</i> Co-Personal Representative of (B) Paul F. Wooden Signature: <i>Paul F. Wooden</i> Address: 4716 Butler Rd., Glyndon, MD 21071 (A) 1312 Milldam Road, 825-9435 Address: _____ City: _____ State: _____ Zipcode: _____ Name, Address and phone number of representative to be contacted: McKee & Associates, Inc. 527-1555 Address: 102 West Pennsylvania Avenue, 823-1800 City: Towson, MD 21204 State: _____ Zipcode: _____
Agency for Petitioner: Signature: <i>Eugene W. Cunningham, Jr.</i> Address: _____ City: _____ State: _____ Zipcode: _____	OFFICE USE ONLY ESTIMATED LENGTH OF HEARING Unavailable for Hearing the following date: _____ Next Two Months ALL OTHER DATE REVIEWED BY: _____ DATE: _____



291

4351 / 133  
TAX MAP 39, GRID 2, PARCEL 89

AREA ANALYSIS

AREA OF PROPERTY REMOVED FROM P 97 - 4.7 Ac +/-  
AREA OF PROPERTY REMOVED FROM P 96 - 2.5 Ac +/-  
GROSS AREA OF ACCESS PARCEL - 7.2 Ac +/-

SKETCH PLAN  
**WOODEN PROPERTY**

SCALE: 1"=100'

MAY 23, 1995

5155 / 245

TAX MAP 39, GRID 3, PARCEL 96

1142 / 205

TAX MAP 39, GRID 10, PARCEL 97

Plan that  
accompanied  
the 6/26/95 DRC.  
(#06195L)

McKEE & ASSOCIATES, INC.  
CIVIL ENGINEERS - LAND SURVEYORS  
SHAWAN PLACE S SHAWAN ROAD  
HUNT VALLEY, MD 21039  
PHONE - (410) 227-3555

# GENERAL NOTES

- All lots shown hereon are for single family use only and are for sale.
- Existing land use is agriculture, farm buildings, forest.
- To the best of our knowledge, there are no critical areas, archeological sites, endangered species habitat, or hazardous materials on this site.
- Baltimore County makes no warranty, expressed or implied as to the right of any present or future owner or any lot shown hereon to use all or any part of that land designated as private right-of-way for the purpose of ingress, egress, regress, or the right to open or excavate the aforesaid private right-of-way for the purpose of installing, constructing, and maintaining utilities such as, but not limited to, water, sewer, electrical, telephone, or cable television.
- Individual lot grading will be accomplished by the individual home building contractor(s).
- Existing trees and vegetation shall be preserved where possible outside of road, parkway, building, and utility construction.
- Local open space is not required for this site.
- Topography shown hereon is taken from Baltimore County photogrametric maps.
- Sols shown hereon are taken from Baltimore County sols map.
- Lots shown hereon shall operate on private well and septic systems.
- An amendment to the Final Development Plan will be required if a proposed dwelling is to be oriented contrary to the directional arrows shown hereon.
- Accessory structure notes:
  - Envelopes shown hereon are for the location of principal buildings only. Accessory structures, fences and projections into yards may be constructed outside the envelope, but must comply with Sections 400 and 301 of the Baltimore County Zoning Regulations. (Subject to covenants and applicable building permits.)
  - Accessory structures, fences and projections into yards cannot be located in flood plain areas or hydric soils.
- Director of Zoning Administration and Development Management Note: This development is approved by the Director of ZADM based on his interpretation of the Zoning Regulations, that it complies with present policy, density and bulk controls as they are delineated in the Regulations. Any part or parcel of this tract that has been utilized for density to support dwellings shown thereon shall not be further divided, subdivided or developed for additional dwellings or any purpose other than that indicated presently on said plan. Utilization will have occurred when a dwelling is constructed and transferred for the purpose of occupancy.
- There shall be no clearing, grading, construction, or disturbance of vegetation in the Forest Buffer and Forest Conservation Easement except as permitted by the Baltimore County Department of Environmental Protection and Resource Management.
- Any Forest Buffer and Forest Conservation Easement shown hereon is subject to protective covenants which may be found in the Land Records of Baltimore County and which restrict disturbance and use of these areas.
- Asbestos surveys will be required on any buildings to be razed prior to the issuance of any razing permit.
- A stormwater management exemption/waiver has been requested.
- Total average daily trips: 124 x 5 dwellings = 62
- There are no existing underground fuel tanks on this site.
- Mitigating measures for soils with limitations due to steep slopes:
  - Wherever possible, grading or disturbance of steep slopes shall be avoided.
  - All lots and roads shall be graded so as to direct any concentrated storm water runoff flows away from areas of steep slopes.
  - If disturbed, all areas of steep slopes shall be properly vegetated to assure stability and prevent erosion.

**Certification as to Delinquent Accounts:**  
I hereby certify that to my knowledge, there are no delinquent accounts of any other development with respect to any of the following: the applicant, a person with a financial interest in the proposed development, or a person who will perform contractual services on behalf of the proposed development.

Signed \_\_\_\_\_ Date \_\_\_\_\_

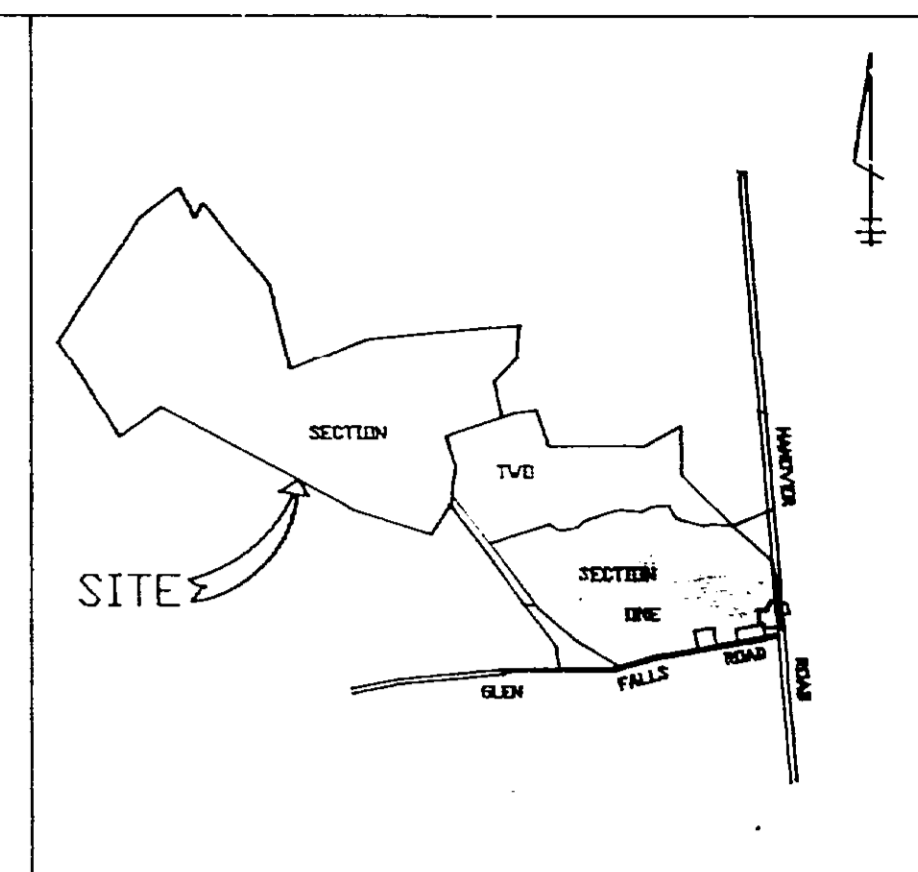
**McKEE & ASSOCIATES, INC.**  
ENGINEERING SURVEYING - REAL ESTATE DEVELOPMENT  
257 EAST MAIN STREET WESTMINSTER, MARYLAND 21157  
TELEPHONE: (410) 848-6468 FACSIMILE: (410) 840-8429  
(410) 840-8429

COMPUTED BY: CBB  
DRAWN BY: CBB  
CHECKED BY: CBB CYNTHIA B. BOVDEN DATE \_\_\_\_\_  
JOB No. 95/78 MD PROFESSIONAL LAND SURVEYOR No. 10786

# NOTES

- The requirements for Forest Conservation for the entire Wooden Property will be provided in Section two.
- A Variance has been requested to the required Forest Buffer Easements for continued agricultural use of the property.
- A Special Hearing has been requested to allow the relocation of permitted RC-2 density within the RC-2 area.
- A Waiver of Public Works Standards may be requested for the widening and/or grading of Glen Falls Road.

- There are no existing wells or septic systems within 100 feet of the property, except as shown.
- Access to the Forest Buffer and Forest Conservation Easements shall be from Maryland Route 30.
- This property is shown on the plan has been held intact since 1970. The developer's surveyor has confirmed that no part of the gross area of this property as shown on the plan has ever been utilized, recorded, or represented as density or area to support any off-site dwellings.
- Councilmanic district: B  
Census tract: 2021.021  
Watershed: 33 Subwatershed: B  
Water designation: 1  
Sewer designation: 3
- Section One is exempt from Stormwater Management because all lots are greater than 2 acres in size.



VICINITY MAP  
SCALE: 1"=200'

- CHP'D: 1/17/96 DDB
- PROVIDE NAME ON DELINQUENT ACCT. CERTIFICATION
  - HYDROGEOLOGIC STUDY & ENVIRONMENTAL EFFECTS REPORT
  - IS FOREST CONSERVATION REQ'D. ???
  - IF ④ CLEARLY IDENTIFY ANY UNRESOLVED COMMENT OR CONDITION PROPOSED TO CONCEPT PLAN.
  - SUBMIT A COMPLETED COPY OF DEVELOPMENT PLAN
  - CHP. LIST, SIGNED & SEALED.
  - INCLUDE:
- PDM No. **II-486**

Section	PAR 125	PAR 96	GROSS AREA PAR 97	PAR 89	TOTAL
Section One	1,249 ac	52,357 ac	21,904 ac	0	75,506 ac
Section Two	0	53,591 ac	4,872 ac	185,704 ac	244,167 ac
Total	1,249 ac	105,948 ac	26,776 ac	185,704 ac	319,677 ac

Section	PAR 125	PAR 96	PAR 97	PAR 89	TOTAL
Section One RC-2	1,249 ac	51,110 ac	21,904 ac	0	74,263 ac
Section Two RC-2	0	1,135 ac	1,278 ac	30,276 ac	32,689 ac
Total RC-2	1,249 ac	52,245 ac	23,182 ac	30,276 ac	106,946 ac
Section One RC-4	0	1,191 ac	0	0	1,191 ac
Section Two RC-4	0	12,567 ac	3,594 ac	155,434 ac	211,535 ac
Total RC-4	0	13,758 ac	3,594 ac	155,434 ac	212,726 ac

Section	PAR 125	PAR 96	PAR 97	PAR 89	TOTAL
Section One RC-2	1	2	2	0	5
Section Two RC-2	0	0	0	2	2
Total RC-2	1	2	2	2	7
Section One RC-4	0	0.2	0	0	0.2
Section Two RC-4	0	10.5	0.7	31.1	42.3
Total RC-4	0	10.7	0.7	31.1	42.5

Section	PAR 125	PAR 96	PAR 97	PAR 89	TOTAL
Section One RC-2	1	2	2	0	5
Section Two RC-2	0	0	0	2	2
Total RC-2	1	2	2	2	7
Section One RC-4	0	0	0	0	0
Section Two RC-4	0	4	0	38	42
Total RC-4	0	4	0	38	42

# SOILS LIMITATION CHART

MAP SYMBOL	SOIL SERIES	HOMESITES LIMITATIONS	SEPTIC SYSTEMS LIMITATIONS	HYDRIC "K" VALUE	CAPABILITY UNIT
CU	Codorus	Severe/flooding	Severe/flooding	No	U-7
EH2E	Elloak	Slight	Slight	No	U-4
EH2C	Elloak	Moderate slope	Moderate slope	No	U-4
GC2E	Glenelig	Slight	Slight	No	U-4
GC2C	Glenelig	Moderate slope	Moderate slope	No	U-4
GNB	Glenville	Severe water	Severe water	No	U-16
MC2E	Manor	Slight	Slight	No	U-25
MC2C	Manor	Moderate slope	Moderate slope	No	U-25
MC2E	Manor	Severe slope	Severe slope	No	U-25
MC3	Manor	Severe slope	Severe slope	No	U-3

# OWNER

ADDIE B. WOODEN  
C/O MR. GILBERT BENSON JR.  
1912 WILLIAM ROAD  
TOWSON, MARYLAND 21268  
(410) 825-9435

# CONTRACT PURCHASER/DEVELOPER

GLEN ELSE ROAD  
5453 MR. GILBERT ROAD  
REISTERSTOWN, MD. 21136

PARCEL	DEED REFERENCE	TAX ACCT.#
96	5155/245	4/0423075900
97	1142/205	4/0423075351
125	5634/647	4/0418010275

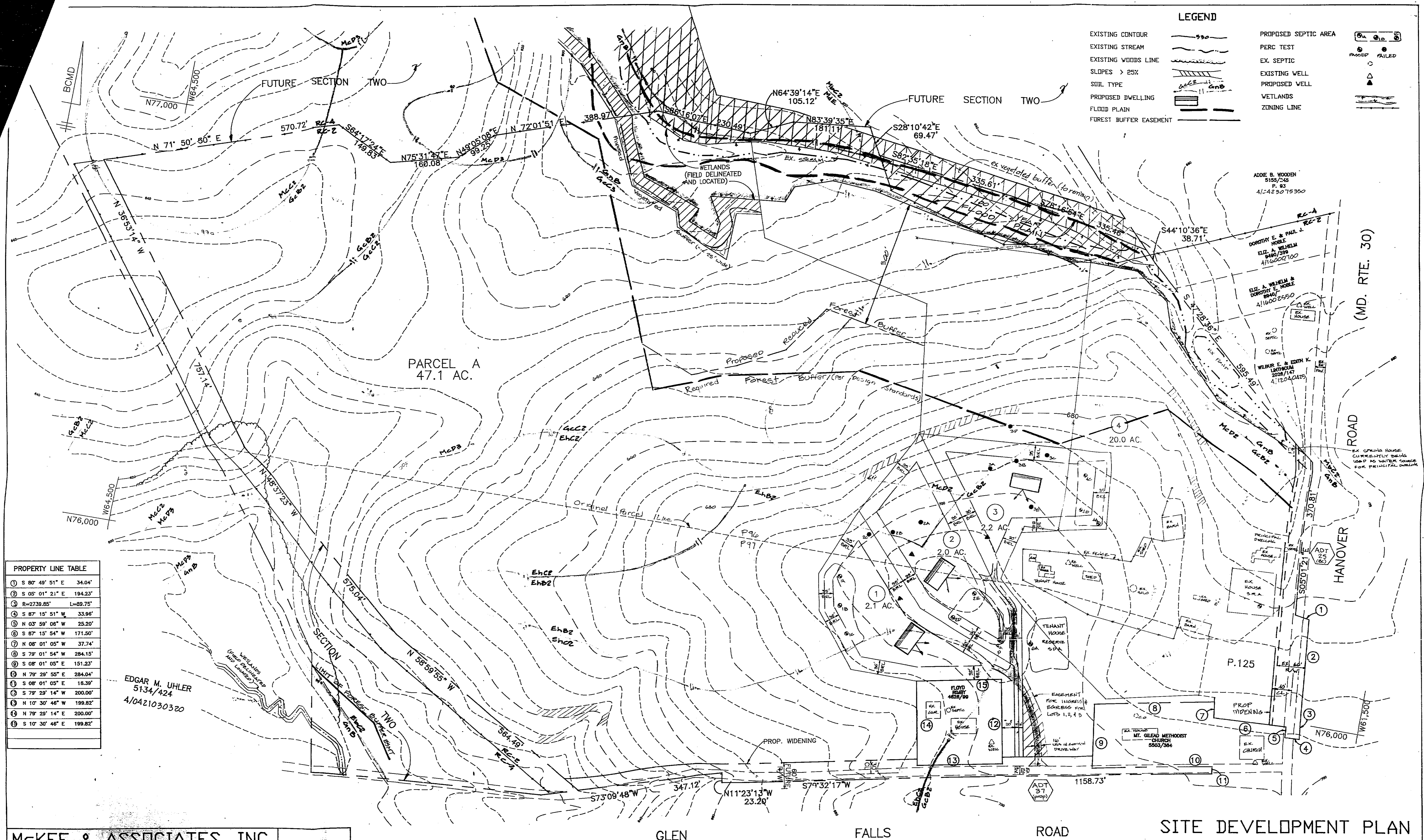
# SITE DEVELOPMENT PLAN

# WOODEN PROPERTY SECTION ONE

4 TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND  
SCALE: 1"=100' SHEET 1 OF 2 DATE: 12/12/95

TAX MAP 39 GRID 3 PARCEL 96, 97, & 125

PDM NO. **II-486**





# TOTAL RC-2 DWELLING UNITS

P. 125	1
P. 96	2
P. 97	2
<b>TOTAL</b>	<b>5</b>

## PARCEL 96

EXISTING ZONING RC-2, RC-4  
 AREA OF SITE = 105.943 Ac. +/-  
 RC-2 AREA = 52.245 Ac. +/-  
 RC-2 DWELLING UNITS ALLOWED = 2

## PARCEL 125

EXISTING ZONING RC-2  
 AREA OF SITE = 1249 Ac. +/-  
 RC-2 DWELLING UNITS ALLOWED = 1

## PARCEL 97

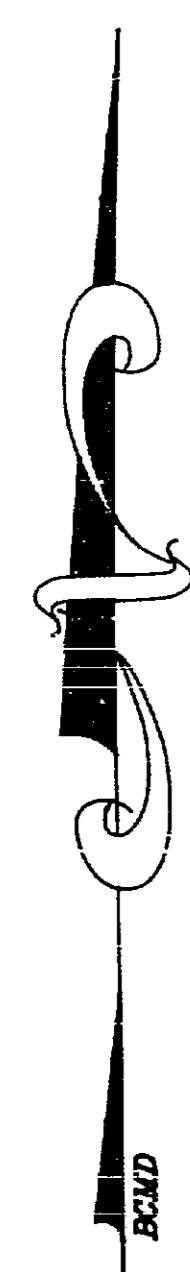
EXISTING ZONING RC-2, RC-4  
 AREA OF SITE = 26.776 Ac. +/-  
 RC-2 AREA = 23.182 Ac. +/-  
 NUMBER OF RC-2 DWELLING UNITS ALLOWED = 2

AREA OF TRANSFER  
 APPROVED BY DEVELOPMENT REVIEW  
 COMMITTEE, JUNE 19, 1995  
 (DRC No. 06 19 5L, DIST 4 C-3)

RC-2  
 EXISTING CONDITIONS  
 1" = 200'

McKEE & ASSOCIATES, INC.  
 ENGINEERING - SURVEYING - DEVELOPMENT  
 5 SHAWAN ROAD HUNT VALLEY, MD 21030  
 (410) 527-1555

PETITIONERS BIT



AREA OF TRANSFER  
APPROVED BY DEVELOPMENT REVIEW  
COMMITTEE, JUNE 19, 1995  
(DRC No. 06 19 5L, DIST 4 C-3)

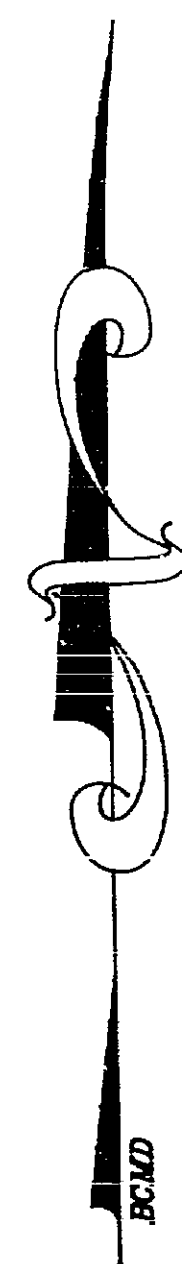
**PARCEL 97**  
2 RC-2 DWELLING UNITS  
REMAIN UNDISTURBED

**PARCEL 96**  
2 RC-2 DWELLING UNITS  
REMAIN UNDISTURBED

- PARCEL 125**
1. P.125 UTILIZES THE EXISTING DWELLING AS ITS ALLOWED DWELLING UNIT.
  2. NO DENSITY REMAINS FOR P.125.
  3. PARCEL 125 IS RECONFIGURED WITH PARCELS 97 & 96 TO CREATE A 20 ACRE FARMETTE.

RC-2  
INTERIM CONDITIONS  
1" = 200'

TOTAL RC-2 DWELLING UNITS		
P. No.	AVAILABLE UNITS	UTILIZED UNITS
P. 125	1	1
P. 96	2	0
P. 97	2	0
<b>TOTAL</b>	<b>5</b>	<b>1</b>

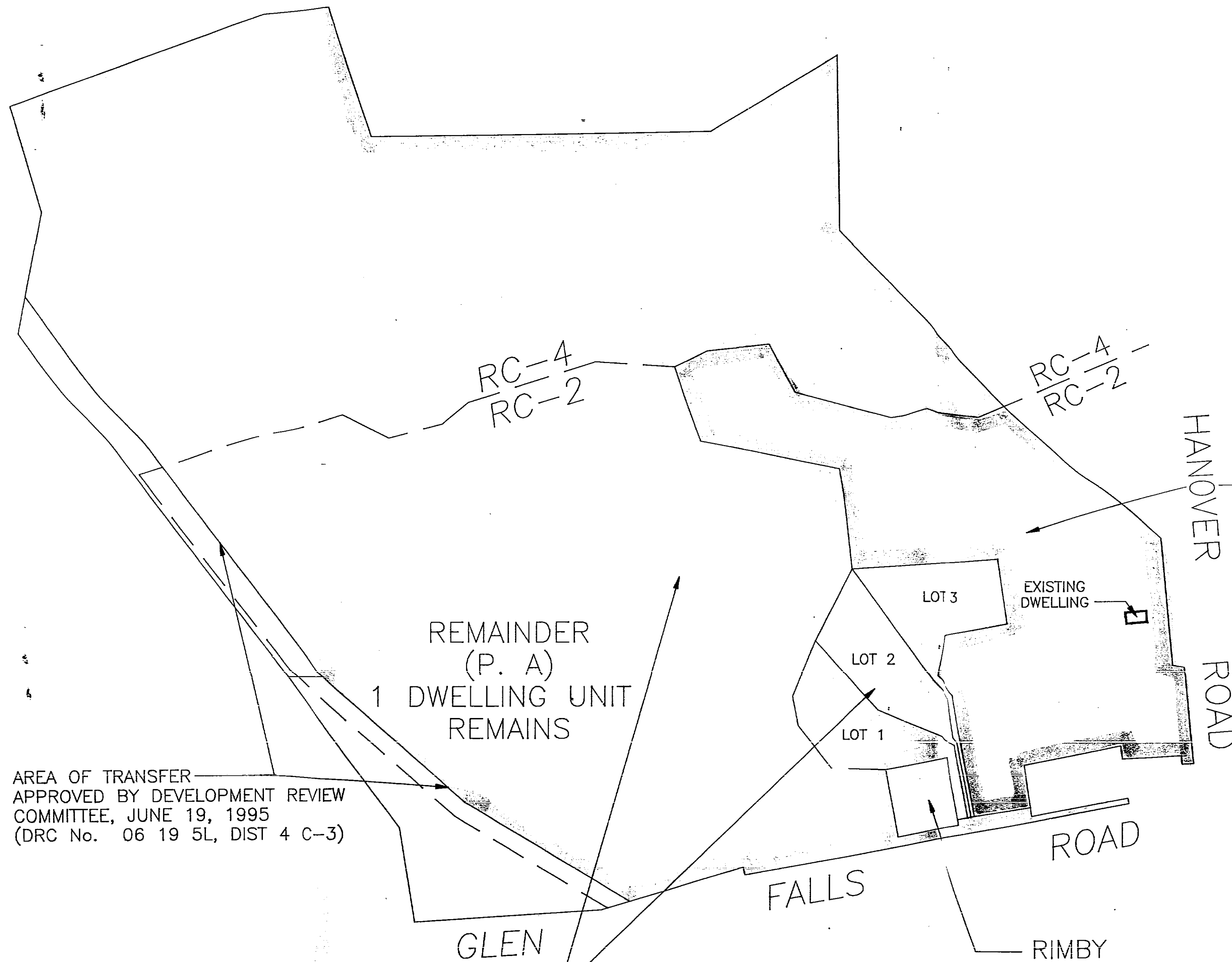


AREA OF TRANSFER  
APPROVED BY DEVELOPMENT REVIEW  
COMMITTEE, JUNE 19, 1995  
(DRC No. 06 19 5L, DIST 4 C-3)

**PARCELS 96 & 97**

1. TOTAL OF 4 RC-2 UNITS REMAIN
2. PARCEL LINES WITHIN THE RC-2 ZONING ARE RECONFIGURED TO PERMIT 3 BUILDING LOTS AND A REMAINDER TRACT
3. THE 3 BUILDING LOTS UTILIZE 3 DWELLING UNITS, THE REMAINDER TRACT RETAINS 1 DWELLING UNIT

McKEE & ASSOCIATES, INC.  
ENGINEERING - SURVEYING - DEVELOPMENT  
5 SHAWAN ROAD HUNT VALLEY, MD 21030  
(410) 527-1555



RECONFIGURED  
PARCEL 125

RIMBY  
PROPERTY  
(conveyed out in 1966)

**TOTAL RC-2 DWELLING UNITS**

P. No.	AVAILABLE UNITS	UTILIZED UNITS
P. 125	1	1
P. 96	2	1
P. 97	2	2
<b>TOTAL</b>	<b>5</b>	<b>4</b>

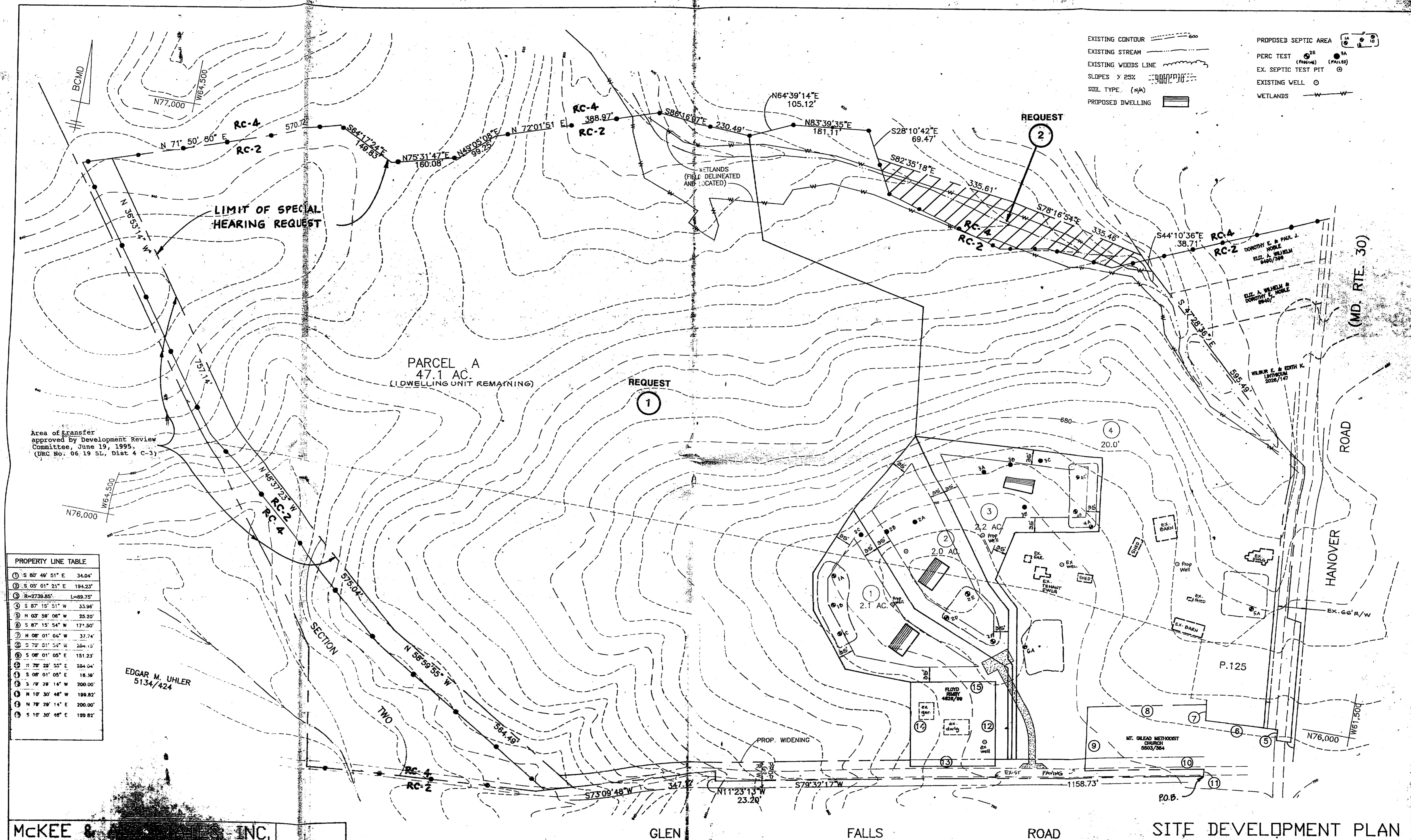
1 UNIT REMAINS WITH PARCEL 96 (P.A)

RC-2

PROPOSED CONDITIONS

1" = 200'

PETITIONERS EXHIBIT



PROPERTY LINE TABLE

1	S 87° 49' 51" E	34.04'
2	S 05° 01' 21" E	194.23'
3	R=2738.85'	L=89.75'
4	S 87° 15' 51" W	33.98'
5	N 03° 58' 08" W	25.20'
6	S 87° 15' 54" W	171.50'
7	N 08° 01' 04" W	37.74'
8	S 72° 21' 54" W	284.15'
9	S 08° 01' 05" E	151.23'
10	N 72° 28' 55" E	284.04'
11	S 08° 01' 05" E	18.19'
12	S 79° 29' 14" W	200.00'
13	N 10° 30' 48" W	108.82'
14	N 78° 28' 14" E	200.00'
15	S 10° 30' 48" E	199.82'

**McKEE & INC.**  
ENGINEERS  
257 EAST MAIN STREET  
TELEPHONE 781-0000  
BALTIMORE, MD 21202

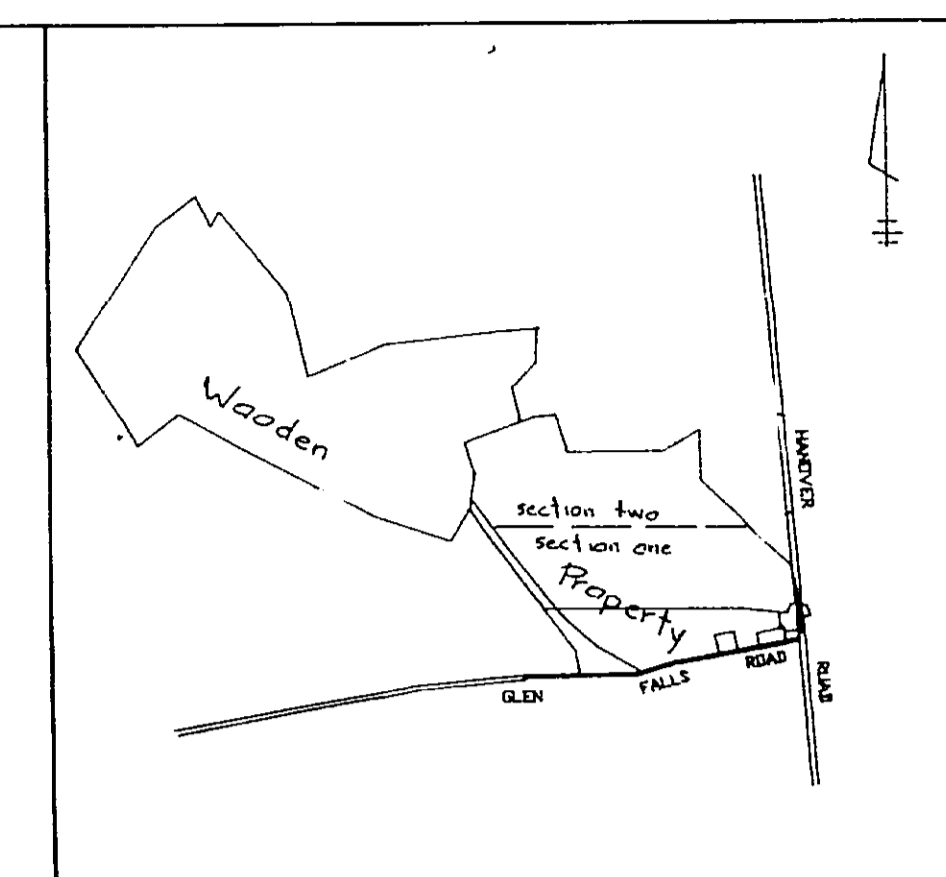
- REQUESTED SPECIAL HEARING APPROVALS**
1. The relocation of four permitted dwelling units within the RC-2 portion of three contiguous lots of record, and to reconfigure the existing lot lines.
  2. A non-density transfer of RC-4 land within an existing lot of record.

# **SITE DEVELOPMENT PLAN**

**WOODEN PROPERTY  
SECTION ONE**

4 TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND  
SCALE: 1"=100' SHEET 3 OF 3 DATE: 11/21/95





**McKEE & ASSOCIATES, INC.**  
 ENGINEERING - SURVEYING - REAL ESTATE DEVELOPMENT  
 257 EAST MAIN STREET WESTMINSTER, MARYLAND 21157  
 TELEPHONE: (410) 848-6468 FACSIMILE: (410) 840-8429  
 (410) 840-8428

COMPUTED BY: <u>CSB</u>	CYNTHIA S. BOWDEN	DATE
DRAWN BY: <u>CAR</u>		
CHECKED BY: <u>CSB</u>		

TR No. 95/78 MD PROFESSIONAL LAND SURVEYOR No. 1078

**MCKEE & ASSOCIATES, INC.**  
Engineering - Surveying - Real Estate Development

257 EAST MAIN STREET WESTMINSTER, MARYLAND 21157  
Telephone: (410) 848-6458  
(410) 840-8428  
Facsimile: (410) 840-8429

**DESCRIPTION OF SECTION ONE  
WOODEN PROPERTY  
FOR  
SPECIAL HEARING  
November 15, 1995**

Beginning for the same on the south edge of paving of Glen Falls Road, approximately 170 feet west of the centerline of Maryland Route 30, thence running with Glen Falls Road, as now surveyed and referring all bearings of this description to the meridian as established by the Baltimore County Metropolitan District, the three following courses, viz:

- 1) South 79 degrees 32 minutes 17 seconds West 1158.73 feet,
- 2) North 11 degrees 23 minutes 12 seconds West 23.20 feet,
- 3) South 73 degrees 09 minutes 48 seconds West 347.12 feet, thence leaving the road and running along the limit of the proposed Section One, Wooden Property, the three following courses, viz:
- 4) North 58 degrees 59 minutes 55 seconds West 564.49 feet,
- 5) North 48 degrees 37 minutes 23 seconds West 575.04 feet,
- 6) North 36 degrees 53 minutes 14 seconds West 757.14 feet and to intersect the zoning division line separating the RC-2 zone and RC-4 zone, thence running with and binding along said zoning division line, and also running with and binding on the limit of the proposed Section One, Wooden Property, the nine following courses, viz:
- 7) North 71 degrees 50 minutes 50 seconds East 570.72 feet,
- 8) South 64 degrees 17 minutes 24 seconds East 149.83 feet,
- 9) North 75 degrees 31 minutes 47 seconds East 160.08 feet,

**Section One, Wooden Property  
Description for Special Hearing  
Page 2**

- 10) North 49 degrees 05 minutes 08 seconds East 99.25 feet,
- 11) North 72 degrees 01 minutes 51 seconds East 388.97 feet,
- 12) South 86 degrees 16 minutes 07 seconds East 230.49 feet,
- 13) North 64 degrees 39 minutes 14 seconds East 105.12 feet,
- 14) North 83 degrees 39 minutes 35 seconds East 181.11 feet,
- 15) South 28 degrees 10 minutes 43 seconds East 69.47 feet, thence leaving the zoning division line and continuing to run with and bind on the limit of the proposed Section One, Wooden Property, the four following courses, viz:
- 16) South 82 degrees 35 minutes 18 seconds East 335.61 feet,
- 17) South 78 degrees 16 minutes 54 seconds East 335.46 feet,
- 18) South 44 degrees 10 minutes 36 seconds East 38.71 feet,
- 19) South 47 degrees 28 minutes 36 seconds East 595.49 feet to the centerline of Maryland Route 30, thence running with and binding on said centerline,
- 20) South 05 degrees 01 minutes 21 seconds East 370.81 feet, thence leaving the centerline and crossing to the east right-of-way line of Maryland Route 30,
- 21) South 80 degrees 49 minutes 51 seconds East 34.04 feet, thence running with and binding on the east right-of-way line the two following courses, viz:
- 22) South 05 degrees 01 minutes 21 seconds East 194.23 feet, and thence
- 23) by a radial curve to the left in a southeasterly direction with the radius of 2772.85 feet for the distance of 89.75 feet, the arc of which is subtended by a chord bearing South 05 degrees 57 minutes 39 seconds East 89.74 feet, thence crossing the road and running with and binding on the limit of the proposed Section One, Wooden Property, the two following courses, viz:
- 24) South 87 degrees 15 minutes 54 seconds West 33.96 feet, and thence
- 25) North 03 degrees 59 minutes 06 seconds West 25.20 feet, thence leaving the road and running with and binding on the limit of the proposed Section One, Wooden Property, the six following courses, viz:

**Section One, Wooden Property  
Description for Special Hearing  
Page 3**

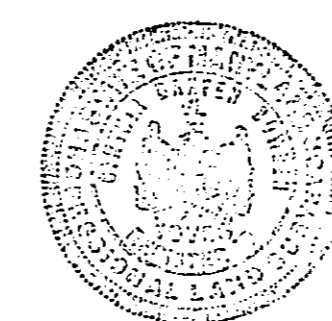
- 26) South 87 degrees 15 minutes 54 seconds West 171.50 feet,
- 27) North 08 degrees 01 minutes 06 seconds West 37.74 feet,
- 28) South 79 degrees 01 minutes 54 seconds West 284.15 feet,
- 29) South 08 degrees 01 minutes 05 seconds East 151.23 feet,
- 30) North 79 degrees 29 minutes 55 seconds East 284.04 feet,
- 31) South 08 degrees 01 minutes 05 seconds East 16.39 feet to the beginning.

Excluding from the above described parcel the following area:

Beginning for the same on the north side of Glen Falls Road, at a point South 82 degrees 53 minutes 37 seconds West 499.53 feet from the beginning point of the above described parcel, thence running with the road

- 1) South 79 degrees 29 minutes 14 seconds West 200.00 feet, thence leaving the road and running the three following courses, viz:
- 2) North 10 degrees 30 minutes 46 seconds West 199.82 feet,
- 3) North 79 degrees 29 minutes 14 seconds East 200.00 feet,
- 4) South 10 degrees 30 minutes 46 seconds East 199.82 feet.

Containing 74.485 acres of land, more or less.



*Eugene W. Cunningham, Jr.*  
11-15-95

**CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Townson, Maryland**

District: \_\_\_\_\_ Date of Posting: 1/23/96  
Posted for: DEVELOPMENT HEARING & SPECIAL HEARING  
Petitioner: WOODEN PROPERTY  
Location of property: NW COR. GLEN FALLS ROAD AT  
HANOVER ROAD (MD. RTE 30)  
Location of Sign: FRONT OF PROPERTY FACING GLEN  
FALLS ROAD  
Remarks: \_\_\_\_\_  
Posted by: *James D. Cunningham* Date of return: \_\_\_\_\_  
Number of Signs: 2

BALTIMORE COUNTY, MARYLAND  
OFFICE OF REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 015672  
DATE: Jan 96 ACCOUNT: R-001-6150  
ITEM #261 AMOUNT: \$ 185.00  
RECEIVED FROM: MCKEE & ASSOCIATES, INC.  
FOR: *Wooden Property*  
VALIDATION OR SIGNATURE OF CASHIER  
WRT-CORR FPA-ADPCT YELLO-CUSTOMER

TO: PUBLISHED PUBLISHING COMPANY  
February 1, 1996 Issue - Jeffersonian  
Please forward billing to:  
MCKEE & ASSOCIATES, INC.  
5 Shawen Road  
Hunt Valley, MD 21030  
527-1555

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-265-SPH (Item 261)  
13914 Hanover Road  
NW Hanover Road and Glen Falls Road  
4th Election District - 4th Councilmanic  
Legal Owner: Estate of Addie Wooden and Paul F. Wooden  
Contract Purchaser: Glenn Elseroad

Special Hearing to approve the relocation of four permitted dwelling units and to reconfigure the existing lot lines; and to approve a non-density transfer of R.C.-4 land within an existing lot of record.

HEARING: FRIDAY, FEBRUARY 23, 1996 at 9:00 a.m. in Room 106, County Office Building.

LAWRENCE F. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County  
Department of Permits and  
Development Management

Permits and Licenses  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
(410) 887-3900  
Fax: (410) 887-2824

January 23, 1996

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

DEVELOPMENT PLAN HEARING  
Project Number: IV-486  
Project Name: Wooden Property - Section 1  
Location: NW Hanover and Glen Falls Road  
Developer: Glenn Elseroad  
Proposal: 4 single family dwellings and farm tract.

and

CASE NUMBER: 96-265-SPH (Item 261)  
13914 Hanover Road  
NW Hanover Road and Glen Falls Road  
4th Election District - 4th Councilmanic  
Legal Owner: Estate of Addie Wooden and Paul F. Wooden  
Contract Purchaser: Glenn Elseroad

Special Hearing to approve the relocation of four permitted dwelling units and to reconfigure the existing lot lines; and to approve a non-density transfer of R.C.-4 land within an existing lot of record.

HEARING: FRIDAY, FEBRUARY 23, 1996 at 9:00 a.m. in Room 106, County Office Building.

*Ball Jablon*

Arnold Jablon  
Director

cc: Gilbert Benson, Jr.  
Paul F. Wooden  
MCKEE & ASSOCIATES  
Glenn Elseroad  
Eugene W. Cunningham, Jr., Esq.

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

February 16, 1996

Eugene W. Cunningham, Jr., Esquire  
Royston, Mueller, McLean & Reid  
102 West Pennsylvania Avenue  
Towson, MD 21204

RE: Item No.: 261  
Case No.: 96-265-SPH  
Petitioner: Paul F. Wooden  
Estate of Addie Wooden

Dear Mr. Cunningham:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on January 5, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

*W. Carl Richards, Jr.*  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)

**BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE**

TO: Mr. Arnold Jablon, Director  
Zoning Administration and  
Development Management  
FROM: J. Lawrence Pilson  
Development Coordinator, DEPRM  
SUBJECT: Zoning Item #261 - Wooden Property  
13914 Hanover Road  
Zoning Advisory Committee Meeting of January 16, 1996

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

**Environmental Impact Review**

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

Development of this property must comply with the Forest Conservation Regulations Sections 14-401 through 14-422 of the Baltimore County Code).

**Agricultural Preservation Program**

Proposed request provides for clustering three of the five RC-2 density units on small residential lots and creating two farm parcels. Although the transfer of density from parcel 125 raises concern, the alternative to this proposal could be to divide the property into four large estate lots with limited agricultural value.

Recommendation is to support the request with the condition that the location of the future house on the 48 acre farm parcel A be subject to Section 26-277c. "prime and productive soils regulations" and must be approved by DEPRM on the basis that it not reduce the agricultural capability of the ground.

JLP:MK:WL:sp  
WOODEN2/DEPRM/TEXTSPB

BALTIMORE COUNTY, MARYLAND  
INTER OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director PDM DATE: Jan. 26, 1996  
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief  
Development Plans Review Division

RE: Zoning Advisory Committee Meeting  
for January 22, 1996  
Item No. 261

The Development Plans Review Division has reviewed the subject zoning item. If the site plan is approved at the Special Hearing, the proposed lots 1, 2 and 3 require a 16-foot wide paved driveway will be built in accordance with the Department of Public Works Standards.

FWB:ew

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM DATE: January 25, 1996  
FROM: Arnold F. 'Pat' Keller, III, Director, PO  
SUBJECT: Wooden Property, Section One

INFORMATION:  
Item Number: 261  
Petitioner: Glenn Elseroad, Contract Purchaser  
Property Size: \_\_\_\_\_  
Zoning: RC-2 & RC-4  
Requested Action: Special Hearing  
Hearing Date: \_\_\_\_\_

SUMMARY OF RECOMMENDATIONS:  
This office will provide combined development plan and zoning comments at the appropriate time.

Prepared by: *Jeffery W. Long*  
Division Chief: *Carol Keller*  
FK/JL

Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-3500

Office of the Fire Marshal  
(410) 887-4880

DATE: 01/17/96

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF JAN. 16, 1996.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 253, 254, 255, 256, 257, 258, 259, 260, 261, 263 AND 264.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File  
Printed with Soybean Ink  
on Recycled Paper



Maryland Department of Transportation  
State Highway Administration

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 261 (CAM)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*  
for Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

SUBJECT: DEVELOPMENT PLAN COMMENTS DPC DATE: 2/7/96  
FROM: PDM - ZONING REVIEW 9:00 a.m., Room 123

PROJECT NAME: Wooden Property Section 1 PLAN DATE: 12/12/95  
LOCATION: NWC Hanover and Glen Falls Roads REV.: \_\_\_\_\_

DISTRICT: 4c3  
PROPOSAL: 4 lots & 1 tract

REVISED PLAN KEY:  
(X) COMPLIANCE WITH COMMENT CHECKED  
(O) NON-COMPLIANCE IS CIRCLED  
(BA) BE ADVISED (NOT NECESSARY FOR CONCEPT PLAN APPROVAL, BUT MUST BE ADDRESSED PRIOR TO FINAL ZONING APPROVAL)  
ADDITIONAL COMMENTS ADDED LAST BY PLAN DATE

Prior to this office being able to review this plan for compliance with the zoning regulations and recommend approval, the following must be addressed on the development plan:

- Proposed Lot 4 has two dwellings - it is necessary to re-establish the need for a tenant farmer. Has this been done?
- What is the proposed use/ownership of Parcel "A".
- Clearly identify the special hearing requests and key them to the map.
- If any new lot lines are proposed in Section 2 within 300 feet of the Section 1 line, a provisory section will be required for FDP approval.

*Catherine A. Milton*  
CATHERINE A. MILTON  
Planner I

CAM:scj

c: #93-265-SPH

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE  
887-2904 Fax 887-4804

To: Arnold Jablon, Director Date: March 8, 1996  
Department of Permits and Development Management

From: Baltimore County Agricultural Land Preservation Advisory Board

Subject: Request by Glenn Elseroad for approval of a tenant use on Lot 4 of Wooden Property, Section 1, Hanover Pike.

The Agricultural Land Preservation Advisory Board has reviewed the request for a tenant use on Lot 4 of the Wooden Property Section 1 Development Plan. Below is a recommendation to the Department of Permits and Development Management. That Department makes the final decision.

The Board has reviewed the proposed farm operation and has concerns regarding the scale of the operation and the potential impact on the neighboring residential properties. The Board recommends approval if there is an agreement that the property owner agrees to be bound to a deed restriction limiting the number of livestock. The Board recommends the limitations be those as provided for in Sec. 100.6 of the BCZR which establishes animal stocking rates.

The Board recommends to the Department of Permits and Development Management approval with the above condition and notice that the use of this dwelling is for a tenant farmer for a bonafide agricultural use of the property.

*W. H. Daneker*  
Baltimore County Agricultural Land  
Preservation Advisory Board

cc: Lawrence Schmidt  
Mark Daneker

State of Maryland  
LETTERS OF ADMINISTRATION  
Estate No. 85078

I certify that administration of the Estate of

ADDIE B. WOODEN

was granted on the 19th day of SEPTEMBER, 19 95

to PAUL F. WOODEN and GILBERT B. BENSON, JR.

as personal representative and the appointment is in effect

this 12th day of DECEMBER, 19 95

☒ Will probated SEPTEMBER 19, 1995 (date)

☐ Intestate estate.

*Peter J. Basile*  
Register of Wills m.h.

BALTIMORE COUNTY

RW 20

VALID ONLY IF SEALED WITH THE SEAL OF THE COURT OR THE REGISTER

PS-3576

GENERAL INFORMATION			
NUMBER: 04 486	NAME: WOODEN PROPERTY SECTION 1	MANAGER: JOSEPH MARANTO	
Location District: 4	ADDRESS: NW CORNER OF HANOVER & GLEN FALLS RDS	NO. of Lots or 54 ft. 4 SINGLE FAMILY DWELLINGS & FAR	
Parcel District: 1	Parcel No: 04 23 075500, 04 18 010275	RC 2, RC 4	78 2
Developer: GLEN ELSEROAD	Dev Engineer: MCKEE & ASSOCIATES, INC.		
Developer Address: 6423 MT. GLEAD ROAD REISTERSTOWN, MD 21136	Dev Eng Address: 157 EAST MAIN ST. WESTMINSTER, MD 21157		
Developer Telephone: _____	Dev Eng Telephone: 848 6428		
CONCEPT PLAN STAGE			
Concept Plan D.P. #1 Date: 10/3/95	Concept Plan Fee: \$500.00	SUBMITTER: 10/10/95	EXPIRATION: 11/00/00 AM
Concept Plan D.P. #2 Date: 10/6/95	Concept Plan Fee: \$500.00	EXPIRATION: 10/22/95	
CIM PHASE			
CLUTS: _____	CDM-2: _____	STATUS: FLD	ALSO USING TAX ACCT. NO. 04-23-075501; 10/10/95; FOREST CONS. WORKSHEET TO DEPRM
TAX DELINQUENT: _____	No		
Find Record	Add Record	Save Record	Print Record

*Dave Jones*

261

# DEVELOPMENT PLAN SUBMITTAL

TODAY'S DATE: JANUARY 19, 1996

PROJECT NAME: WOODEN PROPERTY SECTION 1

PROJECT MANAGER'S NAME: JOSEPH MARANTO

## GIVE PROJECT MANAGER THE FOLLOWING:

1. THE ENTIRE FILE FOLDER
2. ONE COPY OF THE DEVELOPMENT PLAN
3. HOH REQUEST FORM

IN RETURN, THE PROJECT MANAGER WILL FILL OUT THE HOH REQUEST FORM AND GIVE TO GWEN STEPHENS (ZONING) ROOM 109 FOR A HEARING OFFICER'S HEARING DATE.

DEVPLSUB.DOC/CAB  
11/16/95



TO: McKEE & ASSOCIATES, INC. DATE: January 17, 1996

FROM: BALTIMORE COUNTY OFFICE OF ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

SUBJECT: DEVELOPMENT PLAN CHECKPRINT

PROJECT: WOODEN PROPERTY - SECTION 1

The check print for the above-mentioned project has been reviewed for conformance with general filing requirements and may be further processed in accordance with the following:

Submit the following marked items to Room 123 of the County Office Building, 111 West Chesapeake Avenue, Towson, MD 21204:

- ☒ Certified or cashier's check in the amount of \$1,130.00 made payable to Baltimore County for development plan review
- ☒ 36 copies of the plan, signed and sealed, & folded to 8 1/2 X 11, for agency review (the red-line checkprint must also accompany the plans)\*
- ☒ 1 copy (each): Hydrogeologic study
- ☒ 1 copy (each): Environmental effects report
- ☒ 1 copy (each): Preliminary forest conservation plan per sec. 14-408 (B) (1). \*\*
- ☒ 1 copy (each): Forest conservation worksheet
- ☒ 1 copy: Development Plan Checklist - section 26-203 of Baltimore County Code, sealed and signed.

\*\*Please be advised that incomplete development plan submittals and/or the lack of response to agency requirements as set forth during CONCEPT PLAN MEETING, may delay further processing of your project. Development plans that are not properly signed and sealed by a registered professional surveyor, engineer, architect, or landscape architect will not be accepted. Should you have any questions regarding this matter, please do not hesitate to call our office at 887-3335.

jvm  
dzadmjoe/devchek.doc

rev. 10/13/95



Baltimore County  
Department of Permits and  
Development Management

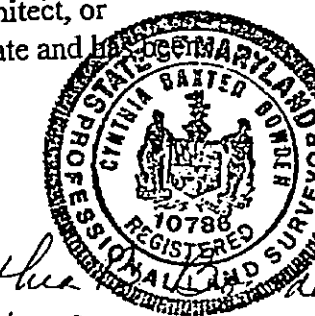
Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

## DEVELOPMENT PLAN CHECKLIST (See Section 26-203, Baltimore County Code)

The plan shall be filed within 12 months after the final Community Input Meeting is concluded. It shall be drawn to an appropriate scale in a clear and legible manner and shall be filed with the Department of Permits and Development Management.

### 1. The plan shall contain the following background information:

- ☒ Vicinity map showing site location and a note identifying election and councilmanic districts
- ☒ Census tract, watershed and subwatershed
- ☒ Subdivision name and applicant's name and address
- ☒ Name and address of person who prepared the plan
- ☒ Current zoning of the subject property and surrounding properties, including the location of any residential transition areas
- ☒ Ownership of the subject property and adjacent properties, including deed reference(s) and tax account number(s), as shown on the most recent tax maps as published by the Department of Assessments and Taxation, or on the basis of more current information if the same is available to the applicant
- ☒ Existing buildings and access points on property adjacent to the subject property
- ☒ Petitions for variances, special exceptions, special hearings, Chesapeake Bay Critical Area variations, or requests for waivers from county regulations or standards
- ☒ Limitations established by the courts, County Board of Appeals, Planning Board and/or Zoning Commissioner or restrictive covenants recorded with individuals or groups which would limit proposed development on the site
- ☒ The plan shall contain a certification under oath that there are no delinquent accounts for any other development with respect to any of the following: the applicant, a person with a financial interest in the proposed development, or a person who will perform contractual services on behalf of the proposed development
- ☒ The plan shall be signed and sealed by the surveyor, engineer, architect, or landscape architect as appropriate indicating that the plan is accurate and prepared in compliance with these regulations.



12-15-95

### 2. The plan shall identify the following existing site conditions information:

- ☒ Existing topography, and existing topography for adjacent properties as shown on Baltimore County photogrammetric plats or more recent information where available
- ☒ Existing streams, bodies of water and springs
- ☒ Soil types in accordance with the Soil Survey, Baltimore County, Maryland, including identification of prime and productive soils
- ☒ Existing wooded areas
- ☒ Existing buildings on the property
- ☒ One hundred-year floodplains or flood areas for both riverine and tidal areas
- ☒ Wetlands
- ☒ Identification of any building, property or site within or contiguous to the proposed development included on the Maryland Historical Trust Inventory of Historic Properties, the Baltimore County Preliminary or Final Landmarks List, the National Register of Historic Places, the Maryland Archaeological Survey, or identification of any Baltimore County Historic District, or National Register District covering the proposed development
- ☒ Designated areas of critical state concern identified as such under the procedures of Section 5-611 of the State Finance and Procurement Article of the Annotated Code of Maryland, as from time to time amended, and as mapped and available for inspection in the Office of Planning
- ☒ As known to the applicant, location and description of hazardous material as defined by Section 7-101 of the Environmental Article of the Annotated Code of Maryland, as from time to time amended.

### 3. The plan shall contain the following development proposal information:

- ☒ Proposed lot or building layout with parking and loading area
- ☒ Proposed street layout with existing and future paving and right-of-way widths indicated including pedestrian walkways
- ☒ Location of existing and proposed easements or rights-of-way, public and private
- ☒ Existing and proposed county, state and private streets, along with estimated proposed average daily trips attributable to the development in the plan
- ☒ Transit services when appropriate as per the Maryland Mass Transit Administration's Access by Design publication
- ☒ Proposed and existing water and sewer lines
- ☒ Proposed and existing well and septic areas
- ☒ Proposed and existing utility systems and fire hydrants
- ☒ General schematic proposals for grading and retaining walls, including the anticipated alteration or removal of vegetation or other natural features or a designated limit of disturbance line
- ☒ Storm water management areas supported by preliminary hydrology computations, and proposed and existing storm drainage systems and verification of suitable outfall

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- ☒ A hydrogeological study and an environmental effects report if required by the Department of Environmental Protection and Resource Management
- ☒ For developments with lots to be served by individual water supplies, evidence of compliance with Article II of Title 35 of the Baltimore County Code (BCC)
- ☒ Proposed location and use of open space and acreage in accordance with the open space manual
- ☒ A chart indicating required and proposed area of open space and parking spaces and indicating the number of units permitted and proposed

### N/A In the case of a plan involving a use in a residential transition area, the following:

- ☒ The residential transition area and existing and proposed uses therein
- ☒ The proposed buildings
- ☒ Proposed building setbacks and the distance between principal buildings
- ☒ Existing and proposed vegetation and buffer areas
- ☒ Existing and proposed lighting

### N/A When required by the Baltimore County Zoning Regulations (BCZR), the plan shall indicate the expected levels of potential emanations, including but not limited to smoke, noise, dust, odors, vibrations, glare, and heat, and the means to continuously control such emanations

### N/A A schematic landscape plan showing existing vegetation and proposed planting, including street trees (location and quantity) shall be submitted for all development except in RC-2 and RC-4 zones

The plan may show the location of a precise building envelope in lieu of the precise location of a building; may show precise maximums and minimums in lieu of fixed values; may set forth reasonable lists of precisely described possible uses of a given space, in lieu of specifying a single use, and may otherwise reasonably allow for flexibility or alternatives, provided that appropriate precise limits are set forth.

### N/A All additional information contained on the critical area findings plan as specified in Section 26-442(b), BCC

When required by the BCZR or the Comprehensive Manual of Development Policies, the Director of Planning may require the following additional items:

- ☒ Layout of the site as it relates to the surrounding roads, and public transit systems, buildings, open space, and environmental features
- ☒ Architectural features such as scale, height, bulk, and general massing of buildings, major facade divisions, size and placement of openings, roof treatment, stylistic features and themes and materials
- ☒ Design and placement of signage, lighting and fencing
- ☒ Safety, convenience and amenity features for the neighborhood, including public safety aspects of site design for retail commercial developments and hours of operation for nonresidential development adjacent to residential areas

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